



Our intention is to have in-person meetings going forward. For the time being, we will hold the City Committee Meetings, Plan Commission, Council and most others at the Community Room at 933 Michigan Avenue. This in-person location will meet the legal requirement for our open meetings.

We will have a virtual option available, but the technology for the hybrid style meeting may not be reliable all of the time.

Members

- Mayor Wiza
- Alderperson Kneebone
- Commissioner Arntsen
- Commissioner Beacom
- Commissioner Miskowiak
- Commissioner Rice
- Commissioner Schuler

AGENDA

CITY PLAN COMMISSION

Date	July 1, 2024	Location:	Community Room
and	6:00 PM		933 Michigan Avenue, Stevens Point, WI
Time:			
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 863 5918 0554
			Passcode: 373629
			<u>By Computer:</u>
			https://us02web.zoom.us/j/86359180554?pwd=IDjfVmTv00bXN69pzQLbXg
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

Discussion and Possible Action on:

2. Report of the June 3, 2024 meeting of the City Plan Commission.
3. Public Hearing and action on a request from Norman Myers Jr, representing Point Paradise Family LP, for a conditional use permit to operate a non-owner-occupied tourist rooming house on the property located at 1316 Ellis Street (Parcel ID 281240832100711), consistent with Ch. 23.02(1)(f)(3)(i).
4. Public Hearing and action on a request from Brett Gerber, representing Pointer Plaza, LLC, to amend the adopted conceptual plan for the planned development of the property located at 1800 Maria Drive (Parcel ID 281240829140022), consistent with Ch. 23.02(4)(b)(10).
5. Public Hearing and action on a request from Brett Gerber, representing Pointer Plaza, LLC,

PLEASE TAKE NOTICE that any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569 or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling (715) 346-1567, during normal business hours.

PLEASE TAKE FURTHER NOTICE that a quorum of the Common Council may be in attendance at this meeting.

for a conditional use permit to construct a multiple-unit apartment building on the property located at 1800 Maria Drive (Parcel ID 281240829140022), consistent with Ch. 23.02(2)(f)(5)(a).

6. A request from Brett Gerber, representing Pointer Plaza, LLC, for a site plan review to construct a multiple-unit apartment building on the property located at 1800 Maria Drive (Parcel ID 281240829140022), consistent with Ch. 23.02(2)(f)(5)(b) & Ch. 23.02(4)(b)(1)(2).
7. A request from the City of Stevens Point to acquire an unaddressed parcel bounded by State Highway 66 (Parcel ID 020240814-14.06).
8. A request to acquire a portion of the property located at 215 Maple Bluff Road (Parcel ID 0206834).
9. A request from the City of Stevens Point to enter into a distribution facilities installation easement with the Wisconsin Public Service Company for the property located at 2000 River View Avenue (Parcel ID 281230805410003).
10. A request from the City of Stevens Point to enter into an electric overhead and underground easement with the Wisconsin Public Service Corporation for the property located at 5498 Golla Road (Parcel ID 281240826400500).
11. Director's Report.

Closing Section:

12. Adjourn



Our intention is to have in-person meetings going forward. For the time being, we will hold the City Committee Meetings, Plan Commission, Council and most others at the Community Room at 933 Michigan Avenue. This in-person location will meet the legal requirement for our open meetings.

We will have a virtual option available, but the technology for the hybrid style meeting may not be reliable all of the time.

Members

- Mayor Wiza
- Alderperson Kneebone
- Commissioner Arntsen
- Commissioner Beacom
- Commissioner Miskowiak
- Commissioner Rice
- Commissioner Schuler

MINUTES

CITY PLAN COMMISSION

Date June 3, 2024
and 6:00 PM
Time:

Location: Community Room
933 Michigan Avenue, Stevens Point, WI

OR

Zoom Teleconferencing

Meeting ID: 837 8634 6820

Passcode: 349322

By Computer:

<https://us02web.zoom.us/j/83786346820?pwd=MU1OcmtMaElya0I3dUhVV2>

By Phone: +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

- Call to Order: 6:00PM
- Present: Mayor Wiza, Commissioners Arnsten, Miskowiak, Rice, Schuler
- Absent: Commissioner Beacom, Alder Kneebone

Discussion and Possible Action on:

2. Report of the May 6, 2024 meeting of the City Plan Commission.

- Motion: Arnsten moves approval of the report.
- Second: Miskowiak seconds.
- Discussion: None
- Vote: Unanimous approval.

3. Public Hearing and action on a request from the City of Stevens Point for a final subdivision plat review of a planned subdivision on the property located at 5498 Golla Road (Parcel ID 281240826400500), consistent with Ch. 20.05(2).

- Notes: Director Kernosky presents background information on the proposed subdivision plat. One minor change was made – Lot #9 was moved 10' to the south after walking the property with constituents of the drainage district. Staff recommends approval as presented.
- Public Hearing:
 - Jim DeWeerd, 5364 Duncan Dr, presents two concerns. One regarding the zero-lot line parcels being out of place for this subdivision (too small compared to surrounding lots). The second concern includes the connection of Evelyn Court to Maple Bluff Road.
 - Mayor Wiza references public comment submitted digitally from Karen Cooper and others.
 - Dave Wilz, 1909 Mary's Dr, reiterates concern about the Evelyn Court connection to Maple Bluff Road and asks that the connection be made at a time when traffic volumes make the connection necessary.
 - Nick Somers, 292 Maple Bluff Rd, reminds the commission of the importance of the easement to protect access to the drainage ditch, and the impact of the easement on property sales.
 - Attorney Beveridge responds to comments made by Nick Somers regarding the drainage district's rights under the easement and implications of Somers' comments.
 - Kitty Munck, 308 Pine Bluff Rd, refers back to her digitally submitted petition and comments to consider an open additional green space, a

common green space for children and families to play and gather. Munck cites report from April Plan Commission. Lack of an independent green space would require residents to cross Brilowski Rd. Open space provided by trail would not be sufficient or meet City ordinance, and requests a green space be included in the subdivision by petition. References Ch 20.04 that residents do not feel the subdivision plat is compatible with adjacent subdivisions.

- Jim Anderson, 305 Maple Bluff Rd, shares concern with zero-lot line parcels and the lack of property maintenance enforcement at other nearby zero-lot line homes. Requests an alternative subdivision plat without zero-lot line parcels and without the Evelyn Ct connection to Maple Bluff Rd.
- Dianne Somers, 292 Maple Bluff Rd, speaks in general opposition to the subdivision plat citing that the parcel should not be developed. Reiterates concerns about the residential density and safety of residents.
- Jeff Salewski, 225 Brilowski Rd, reiterates property maintenance concerns of the zero-lot line homes citing a video that was taken and submitted to the Mayor and Zoning Administrator Kuhn. Salewski cites inconsistent zoning pattern with other residential districts in the City, and that the subdivision may be more appropriate to be R-LD as a 'fringe' area of the City.
- Kitty Munck, 308 Pine Bluff Rd, follows up on the petition to include park space, citing the City's draft comprehensive plan for the Eastside Planning Area.
- Response to public hearing:
 - Mayor Wiza refers back to the City's 10-Minute Walk to a Park policy, the trail along Lost Creek and the amenity it provides; restates the modifications to the subdivision plat were made to meet needs of community and response to public hearings. Director Kernosky states that the planning for the subdivision is made with the region in mind, and that the needs of the drainage district are met with the easement and adequate access is provided. Kernosky further states the subdivision ordinance that either green space be dedicated, or fees be provided in lieu of park dedication, and that maintenance of zero-lot line parcels should not be generalized based on a few examples. Mayor Wiza references the online submission platform for property maintenance violations and concerns.
 - Arnsten requests information on the maintenance history of the drainage ditch; Nick Somers reports that fortunately the drainage district has not had the need to clear the ditch. Arnsten asks further about the design and material of the multiuse path, that it won't be designed until a later date; Mayor affirms. Arnsten asks if it might be reasonable to include one small green space or mini park along the trail – if the subdivision plat is approved can a parcel be changed to a park at a later date; Mayor Wiza affirms that the plat can be changed.
- Motion: Arnsten moves approval of the subdivision plat.
- Second: Schuler seconds.
- Discussion: Schuler requests that the subdivision plat be approved as long as the

forthcoming rezoning for the parcel is approved. Arnsten's clarifies that is the intent of the motion. Schuler commends the residents for their participation in this process. Miskowiak also thanks the public for their participation and the compatibility with the City's comprehensive plan.

- Vote: Unanimous approval.

4. Public Hearing and action on a request from the City of Stevens Point to rezone the property located at 5498 Golla Road (Parcel ID 281240826400500) from the "R-LD" Low Density Residence District to the "R-3" Single- and Two-Family Residence District.

- Notes: Director Kernosky presents background information regarding the rezoning request and the history of the annexation of the property. Kernosky recommends approval as presented following the public hearing.
- Public Hearing:
 - Jeff Salewski, 225 Brilowski Rd, requests an example of the city where zoning follows a pattern of R-1 to R-3, and back to R-1. Requests information if the properties are zoned R-3, does the drainage path interfere with the zoning request. Asks for clarification about the size of dwelling units referenced in the zoning code.
 - Sam Lang, 1547 Strongs Ave, expresses thanks to residents and staff for the subdivision design.
 - Dianne Somers, 292 Maple Bluff Rd, requests information if the city is suggesting duplexes and two-family homes in the subdivision.
- Response to public hearing:
 - Director Kernosky addresses questions – references Jefferson Street, Sandpiper Dr, as examples of areas where single-family and multi-family parcels are adjacent. Mayor Wiza and Director Kernosky provide background information about the zoning code, that duplexes would be allowed if the parcels meet the requirements of the zoning code.
- Motion: Rice moves approval of the rezoning request as presented.
- Second: Miskowiak seconds the motion.
- Discussion: None.
- Vote: Unanimous approval.

5. A request from the City of Stevens Point to annex an unaddressed parcel bounded by Old Highway 18 and Brilowski Road (Parcel ID 020240836-11.01), an unaddressed parcel bounded by Brilowski Road (Parcel ID 020230801-06.01), an unaddressed parcel adjacent to the Canadian National Railway (Parcel ID 020230801-05.01), a portion of the unaddressed parcel adjacent to Old Highway 18 (Parcel ID 020240836-12) and Old Highway 18 Right-of-Way from the Town of Hull to the City of Stevens Point.

- Notes: Director Kernosky provides background information on the annexation request. Recommends approval as presented.

- Motion: Arnsten moves approval of the annexation request.
 - Second: Schuler seconds the motion.
 - Discussion: None
 - Vote: Unanimous approval.
6. A request from Mario Valentini, representing KB Stevens Point DST, for a site plan review to construct a building addition on the property located at 5590 United States Highway 10 East (Parcel ID 281240835110002), consistent with Ch. 23.02(2)(e)(5).
- Notes: Zoning Administrator Adam Kuhn provides background information of the project and request, and the intent of the site plan review. Recommends approval as presented.
 - Motion: Arnsten moves approval of the site plan as presented.
 - Second: Rice seconds.
 - Discussion: Miskowiak requests if the access to the site changes based on the addition. Staff confirms there is no change to site access. Arnsten comments that in some way, the project is a form of infill development.
 - Vote: Unanimous approval.
7. A request from the City of Stevens Point to acquire the property located at 1000 Maria Drive (Parcel ID 281240829240020).
- Notes: Director Kernosky provides background information about the acquisition request. Historically, the City has planned for the extension of Third Street and the request is in line with the City's future road planning. Staff recommends approval.
 - Motion: Schuler moves approval to recommend acquisition of the property to Council.
 - Second: Rice seconds the motion.
 - Discussion: Schuler asks where members of the public can locate the future roads map. Director Kernosky affirms it might not be available to the public and should be brought before the Plan Commission and made public. Arnsten asks how the acquisition impacts the area south of Maria Drive; Mayor Wiza affirms that it will have no immediate effect but is in line with future planning of the Third St corridor.
 - Vote: Unanimous approval.
8. A request from the City of Stevens Point to approve a certified survey map and accept the dedication of land for right-of-way purposes for a planned extension of Badger Avenue from E.M. Copps Drive to County Road HH.
- Notes: Director Kernosky provides background information on the Badger Avenue extension, and intention of the area to service large truck traffic in the industrial area. Staff recommends approval as presented.
 - Motion: Miskowiak moves approval of the certified survey map and to accept the

dedication of land for right-of-way as presented.

- Second: Arnsten seconds the motion.
- Discussion: None
- Vote: Unanimous approval.

9. Director's Report.

- Notes: Director Kernosky provides report; Scott Omernik has been promoted to Chief Building Officer and the department will begin to fill his position. Kernosky reports that the department has not yet been able to report on permits for 2023.
- Discussion: None

Closing Section:

10. Adjourn

- Plan commission adjourned at 7:15PM.

Administrative Staff Report

Operate a Non-Owner-Occupied Tourist Rooming House

1316 Ellis Street

July 1, 2024



Department of Community
Development

Applicant(s): • Norman Myers Jr. Staff: • Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): • 281240832100711 Zone(s): • “R-5” Multiple Family II Residential Master Plan: • Institutional / Government Council District: • District 1 Ald. Christianson Lot Information: • Frontage: 362.54 ft. • Depth: 131.61 ft. • Lot Size: 29,991 sq. ft. (0.688 ac.) Current Use: • Single-Family Residential Applicable Regulations: • 23.02(1)(f)(3)(i)	Request 1. Public Hearing and action on a request from Norman Myers Jr, representing Point Paradise Family LP, for a conditional use permit to operate a non-owner-occupied tourist rooming house on the property located at 1316 Ellis Street (Parcel ID 281240832100711), consistent with Ch. 23.02(1)(f)(3)(i). Attachment(s) 1. Application 2. Plans Findings of Fact 1. The applicant is requesting to operate a non-owner-occupied tourist rooming house on the subject property. 2. A non-owner-occupied tourist rooming house is when the property owner is not occupying the residence at the time it is being utilized as a short-term rental. Homes considered as a short-term rental must be occupied for a period less than 30 consecutive days. 3. The subject property is zoned “R-5” Multiple Family II Residential. Within the “R-5” District, a non-owner-occupied tourist rooming house is a conditional use. 4. The Plan Commission and Common Council may attach additional conditions onto this request. Staff Recommendation Approve the conditional use permit to operate a non-owner-occupied tourist rooming house on the property located at 1316 Ellis Street (Parcel ID 281240832100711), subject to the following conditions: 1. The establishment shall have a current license as required by the Wisconsin Department of Health Services, Wisconsin Administrative Code Chapter 195. 2. When applicable, the owner shall register with the Treasurer’s Office to pay room tax as required under Section 4.13 of the City’s Revised Municipal Code. 3. The property shall have a locally designated agent or property manager on file with the Zoning Administrator. 4. The building shall meet minimum building, fire and occupancy regulations.
--	---

- | | |
|--|---|
| | 5. A zoning permit shall be obtained prior to starting the short-term rental use. |
|--|---|

Vicinity Map



Background

Overview: The applicant is requesting a conditional use permit to operate a non-owner-occupied tourist rooming house on the subject property, providing up to five bedrooms as part of the proposed use. As the Commission may recall, amendments to the City’s tourist rooming house ordinance were adopted in 2020 to provide the distinction between tourist rooming houses operating with and without the property owner present. Starting within the “R-4” Multiple Family I Residence District, non-owner-occupied short-term rentals are allowed via a conditional use permit (zoning districts preceding the “R-4” District prohibit this type of land use). The following provides additional information on tourist rooming houses:

TOURIST ROOMING HOUSE - is a building or portion thereof, other than a hotel, motel, bed and breakfast establishment, or hostel, in which sleeping accommodations are offered for pay to tourists or transients.

In operating a non-owner-occupied tourist rooming house, several permits and approvals are needed from multiple agencies. For example, the Portage County Department of Health and Human Services must issue an operational lodging permit for all tourist rooming house requests prior to starting the use. Additionally, the City’s Zoning Code requires that tourist rooming house are up to date on paying local lodging taxes. At this time, the applicant has not finalized which platform(s) that will be used to advertise the property for rent. If the applicant would advertise the space on a platform that is a registered Marketplace Provider as classified by the Wisconsin Department of Revenue, no additional local lodging tax payments are required to be sent to the City. Should the applicant intend to advertise the property

independent of using other platforms, the applicant would need to pay the local lodging tax directly with the City's Treasurer's Office. Further information on the local lodging tax can be found within the following link:

<https://stevenspoint.com/1288/Room-Tax-Occupancy-Tax>.

Provided that the above requirements are met, along with providing proof of proper business insurance, a zoning permit is subsequently issued. Further information on the requirements for administering a tourist rooming house are shown below.

Ch. 23.01(13)(j) Non-Owner-Occupied Tourist Rooming Houses

Non-Owner-Occupied Tourist Rooming Houses are permitted consistent with Section 23.02 of this Zoning Code. Non-Owner-Occupied Tourist Rooming Houses shall be subject to the following provisions:

- 1) *Non-Owner-Occupied Tourist Rooming Houses shall require a City-issued permit issued by the Zoning Administrator.*
 - a) *Said permit shall provide evidence that the applicant has received all applicable State and County permits, and the proper documentation to collect and remit sales, use, and the local lodging tax, and that the operator has the proper business insurance. A responsible operator, who resides within Portage County, shall also be identified and provide appropriate contact information.*

Standards of Review – Conditional Use Permit

1. **The establishment, maintenance, or operation of the use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.**

Analysis: The proposed use is to rent out part of the building as a short-term rental (Tourist Rooming House). The subject parcel is a corner lot that abuts Church Street and Ellis Street. Due to the higher road classification of Church Street, it acts as a natural buffer to minimize possible conflicts with properties to the west. Additionally, the institutional use that exists directly east of the subject parcel better minimizes potential land use conflicts to single-family uses that exist within the vicinity.

Findings: While the property is proposed to act as a tourist rooming house, the intensity of the use will not necessarily increase due to the staggered time that the building will be occupied as a short-term rental. Additionally, the size of the building provides some greater protection to ensure that the proposed land use located within will not negatively impact surrounding property owners. Generally, the use should not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

2. **The use will not be injurious to the use and for the purpose already permitted.**

Analysis: The property is zoned "R-5" Multiple Family II Residential, which permits non-owner-occupied tourist rooming houses via a conditional use permit. The definition of the use is below.

TOURIST ROOMING HOUSE - is a building or portion thereof, other than a hotel, motel, bed and breakfast establishment, or hostel, in which sleeping accommodations are offered for pay to tourists or transients

TRANSIENT OR TOURIST - is a person who travels to a location away from his or her permanent address for a short period of time, not to exceed thirty days for vacation, pleasure, recreation, culture, business, or employment.

Findings: As required within the Zoning Code, the Portage County Department of Health and Human Services needs to inspect the space to ensure applicable health codes are met prior to beginning this proposed use. The applicant is currently working with the County Health Department to obtain these required inspections.

It is also important to note that the space may have more residents over a short period of time, but is not necessarily always occupied. Therefore, the use should not be injurious to the use and for the purpose already permitted.

3. The establishment of the use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Analysis: The respective area is in an established and developed area of the city that has historically been utilized as a religious institution. In 2020, the Council granted a conditional use permit to the application to operate a single-family residential use on the subject property.

Findings: See standards one and two above. The applicant's request will not impede the normal and orderly development and improvement of the surrounding area.

4. The exterior architectural appeal and functional plan of any proposed structure will not be at variance with either the exterior architectural appeal and functional plan, and scale of the structures already constructed or in the course of construction in the immediate neighborhood or in the character of the applicable district so as to result in a substantial or undue adverse effect on the neighborhood.

Analysis: No exterior improvements are planned as part of this request. The Church of the Intercession is part of the City's Downtown Design Review District, which naturally has heightened architectural standards for buildings and site characteristics. As the building is also eligible for listing on the National Register of Historic Places, the building contains a high degree of architectural appeal for the public.

Findings: This standard is met.

5. Adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

Analysis: Utilities currently serve the building. Access into the subject property exists off of Ellis Street, with pedestrian accommodations also existing along Church Street.

Findings: With the proposed use, no additional access or utility work is needed to support the request.

6. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize congestion in the public streets.

Analysis: Access into the subject property exists off of Ellis Street, with pedestrian accommodations also existing along Church Street. The road classification of Church Street allows for a greater capacity of traffic volume and should not impact any neighboring streets.

Findings: It is not anticipated that this use will garner a significant traffic increase to the site.

7. The proposed use is not contrary to the objectives of any duly adopted land use plan for the City of Stevens Point, any of its components, and/or its environs.

Analysis: The "R-5" Multiple Family II Residence District is established "to provide a mixed-use district of high density living that permits hi-rise housing and also allows a variety of non-residential office-type or professional service uses. It is intended that this district will generally be acceptable as a buffer use between lower density residential uses and commercial industrial uses, and in areas capable of handling higher traffic volumes and areas subject to higher land values than in lower density residential zones with such districts located consistent with the City's Comprehensive Plan." The City's Future Land Use Map identifies the subject property for

institutional and governmental uses. Please note that as bible studies and other smaller religious gatherings occur on the property, retaining this future land use designation would be preferred.

Findings: The use is allowed via a conditional use permit within the City's Zoning Ordinance. Recall that it is likely that the space will be vacant for several days out of the year when it is not occupied. Further, the larger lot size, and adjacency to other commercial uses within the Downtown will assist in lessening any negative impacts from the use within the surrounding area. In fact, having a short-term rental on the subject parcel is arguably a gentle transition between the commercial uses to the west to the single-family residential uses to the east.

- 8. The use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.**

Analysis: The subject property meets minimum density restrictions of the "R-5" District. Operating a short-term rental would not require additional lot size compared to an apartment unit, so staff believes that this performance standard would be met. Additionally, sufficient off-street and on-street parking options exist while the short-term rental use is occurring. Overall, staff believes that the proposed use does not conflict with the performance standards of the "R-5" District.

Findings: This standard is met.

- 9. The proposal will not result in an over-concentration of high density living facilities in one area so as to result in a substantial or undue adverse effect on the neighborhood, on the school system, and the social and protective services systems of the community.**

Analysis: The definition for 'household entity,' which regulates the number of unrelated persons allowed to reside within a household unit, does not apply to tourist rooming houses.

Findings: While it is conceivable that the occupancy of this space may be greater under a short-term rental use than under a long-term rental, it is important to note that there will be times when the space will be left unoccupied. Due to this, staff believes that the building's occupancy will balance out in a calendar year and, thus, will not but a substantial adverse effect on public services. Lastly, it is important to note that the City's Maintenance and Occupancy Code will still govern the property, thereby providing additional protection to other users of the building and surrounding area.

- 10. Principal -- Applications for exclusive multifamily residential uses: The view from the street should maintain a residential character. The view should be dominated by the building and not by garages, parking, mechanical equipment, garbage containers, or other storage.**

Analysis: N/A

Findings: N/A

- 11. Access to the site shall be safe.**

Analysis: Access to the property is off of Ellis Street, with pedestrian access off of Church Street.

Findings: Additional traffic from this use is expected to be marginal and will not negatively impact access to and from the property.

- 12. There shall be adequate utilities to serve the site.**

- a. The Public Works Director, Police Chief, and Fire Chief shall determine whether there is adequate sanitary sewer, potable water, storm drainage, street capacity, emergency access, public protection**

services, and other utilities to serve the proposed development. They shall review the plan to ensure safety and access for safety vehicles.

Analysis: The property currently exists with utilities serving the site.

Findings: This standard is met.

13. The privacy of the neighboring development and the proposed development shall be maintained as much as practical. Guidelines:

- a. Mechanical equipment including refuse storage shall be screened from neighboring properties.**

Analysis: Refuse storage within the building.

Findings: This standard is met.

- b. Lighting shall be located to minimize intrusion onto the neighboring properties.**

Analysis: No change in lighting is proposed.

Findings: Lighting is provided by the building.

- c. Sources of noise shall be located in a manner that minimizes impact to neighboring properties.**

Analysis: The use will be operating within the confines of the building and property.

Findings: This standard is met.

14. Principal – Applications for exclusive multifamily residential uses. Landscaping shall be provided or existing landscape elements shall be preserved to maintain a sense of residential character, define boundaries, and to enhance the sense of enclosure and privacy.

Analysis: N/A

Findings: N/A

Based on the findings above, staff would recommend approval of the conditional use permit with the conditions outlined on page one. Please keep in mind that recent State legislation has placed limitations on local jurisdictions regarding the denial of conditional use permits. Conditional use permits shall be reviewed by a means to permit a use under certain conditions applied to the use or property. For example, if a concern is raised regarding to a standard above, a condition can be applied to the permit to address the concern and grant the permit.

2.011396



City of Stevens Point
Community Development Department

1515 Strongs Avenue, Stevens Point, WI 54481
P: (715) 346-1567 F: (715) 346-1498
communitydevelopment@stevenspoint.com
<http://stevenspoint.com>

APPLICATION FOR A CONDITIONAL USE PERMIT

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted	6/3/24	Fee Required	\$ 300	Fee Paid	
Associated Applications if Any				Assigned Case Manager			
Pre-Application Conference Date				Conditional Use Permit Request	Use ☐	Amend ☐	

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☐)	
Applicant Name	NORMAN A MYERS	Contact Name	
Address	1417 CHURCH ST.	Address	
City, State, Zip	STEVENS POINT WI 54481	City, State, Zip	
Telephone	715 252 9614	Telephone	
Fax		Fax	
Email	SKIPMYERSJR@CHARTER.NET	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER 2 INFORMATION (if Needed)	
Owner's Name	POINT PARADISE FLP (NORMAN MYERS PARTNER)	Owner's Name	
Address	1513 DIVISION ST.	Address	
City, State, Zip	STEVENS POINT WI 54481	City, State, Zip	
Telephone	715 252 9614	Telephone	
Fax		Fax	
Email	SKIPMYERSJR@CHARTER.NET	Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
Legal Description of Subject Property		
LOT 1 CSM # 10981-50-111 BNG LOTS 4, 5, 6, 44 AND PRT 43 BLOCK 31 AG ELLIS ADD IN SENW + SWNE S32 T24 RB. 69A 831285; 831385 AOC CSM ACRES .0688		
Designated Future Land Use Category		Current Use of Property
		RESIDENTIAL HOME
Explain the land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)		
TOURIST ROOMING HOUSE (AIR B+B) THE PREMISES IS READY PRESENTLY.		
How will the proposed development reinforce the existing or planned character of the neighborhood? (Use additional pages if necessary)		

CHARACTER OF BUILDING + NEIGHBORHOOD WILL REMAIN THE SAME.

Outline steps that will be taken to reduce any negative impacts on adjacent property. (Use additional pages if necessary)

THERE WILL BE NO NEGATIVE IMPACTS ON ADJACENT PROPERTY

Current Zoning Surrounding Subject Property

North:	SCHOOL PLAYGROUND CATHOLIC CHURCH. COMMERCIAL	South:	SINGLE FAMILY COMMERCIAL
East:	CATHOLIC CHURCH COMMERCIAL	West:	SENTRY INSURANCE PARKING LOT

Current Land Use Surrounding Subject Property

North:	SCHOOL PLAYGROUND (FENCED)	South:	SINGLE FAM HOMES
East:	CATHOLIC CHURCH PARKING LOT + SCHOOL	West:	SENTRY INSURANCE PARKING LOT

EXHIBITS

Owner Information Sheet	☐	Additional Exhibits If Any:
Letter to District Alderperson	☐	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	☐	
Site Plan (designating primary, side, and service street frontages)	☐	
Building Elevations	☐	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	☐	
Street Plan with Cross-sections	☐	
Utility Plan	☐	
Landscape Plan (including any equivalent alternative landscaping requests)	☐	
Stormwater Plan	☐	
Outdoor Lighting Plan (location of fixtures, illumination levels)	☐	

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner(s)	Date
Norman G. Myers Jr.	6/3/24	Norman G. Myers Jr.	6/3/24

6/3/24

TO MARC CHRISTIANSON,

SUBJECT APPLICATION FOR A CONDITIONAL
USE PERMIT

THE OLD EPISCOPAL CHURCH AT 1417 CHURCH ST.
FOR A TOURIST ROOMING HOUSE (AIR B+B)

FROM : NORMAN MYERS

WE WOULD LIKE TO USE THE BUILDING
AS A 4 OR 5 BEDROOM
(AIR B+B)

WE HAVE APPLIED FOR THE PERMIT
WITH HEALTH AND HUMAN SERVICES

THE CHURCH WOULD MAKE A BEAUTIFUL
SETTING FOR PEOPLE TO STAY +
ENJOY ITS HISTORY AS THEY
VISIT STEVENS POINT.

THANK YOU FOR CONSIDERING THIS.

Norman Myers

NORMAN MYERS
1417 CHURCH ST.
ST. PT. WI
54481



MARC CHRISTIANSON
1641 CLARK ST.
STEVENS POINT WI
54481

Administrative Staff Report

Amend Planned Development Conceptual Plan
Conditional Use Permit
Site Plan Review
1800 Maria Drive
July 1, 2024



Department of Community
Development

Applicant(s): - Brett Gerber, representing Pointer Plaza, LLC Staff: - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281240829140022 Zone(s): “PD” Planned Development District Master Plan: - Commercial/Office/Multi-Family Council District: - District 11 Ald. Morrow Lot Information: - Frontage: 339.29 ft. - Depth: 521.68 ft. - Lot Size: 154,144 sq. ft. (3.539 ac.) Current Use: - Multi-Family Residential Applicable Regulations: 23.02(4)(b)(10) 23.02(2)(f)(5)(a) 23.2(2)(f)(5)(b) 23.02(4)(b)(1)(2)	Request - Public Hearing and action on a request from Brett Gerber, representing Pointer Plaza, LLC, to amend the adopted conceptual plan for the planned development of the property located at 1800 Maria Drive (Parcel ID 281240829140022), consistent with Ch. 23.02(4)(b)(10). - Public Hearing and action on a request from Brett Gerber, representing Pointer Plaza, LLC, for a conditional use permit to construct a multiple-unit apartment building on the property located at 1800 Maria Drive (Parcel ID 281240829140022), consistent with Ch. 23.02(2)(f)(5)(a). - A request from Brett Gerber, representing Pointer Plaza, LLC, for a site plan review to construct a multiple-unit apartment building on the property located at 1800 Maria Drive (Parcel ID 281240829140022), consistent with Ch. 23.02(2)(f)(5)(b) & Ch. 23.02(4)(b)(1)(2). Attachment(s) - Application - Plans Findings of Fact - The former K-Mart business has been demolished and the parcel has since been split into several lots. - One parcel, which fronts Maria Drive, has since been developed to accommodate an apartment complex. Two parcels front Division Street North to accommodate Cousins Subs and Tommy’s Car Wash. - In 2019, the former K-Mart parcel was rezoned to “PD” Planned Development to allow for increased flexibility in meeting key Zoning Code standards while maintaining a cohesive and quality site development. As part of the rezoning, the parcel abutting Maria Drive would be developed to contain two apartment buildings. - The subject property is also located within the “B-TID5” Tax Increment District 5. - Development within the “B-TID5” District is required to have a maximum 25-foot street setback off of Maria Drive. A street setback greater than 25 feet would require a conditional use permit. - The “B-TID5” District requires a Site Plan Review for new development. - Earlier this year, the applicant has submitted plans to construct a 67-unit multi-family apartment building on the subject parcel, to the east of the existing apartment building.
--	---

8. As part of the proposed development, the applicant is requesting to split the subject parcel so that the proposed building is located on its own parcel.

Staff Recommendation

Approve the modification of an adopted conceptual plan for the planned development of an unaddressed parcel off of Division Street North (Parcel ID 281240829140021) with the requested deviations below:

1. A deviation in lot density requirements is permitted to allow for a 67-unit apartment to be constructed on a 50,040 square foot lot.
2. A minimum two-foot pavement setback shall be permitted from the east and west lot lines, while a zero-foot pavement setback shall be permitted from the south lot line.
3. 100 feet of street frontage shall be used to determine the maximum size of future wall signage and freestanding signage on the property.

Approve the conditional use permit to construct a multiple-unit apartment building on the property located at 1800 Maria Drive (Parcel ID 281240829140022), subject to the following conditions:

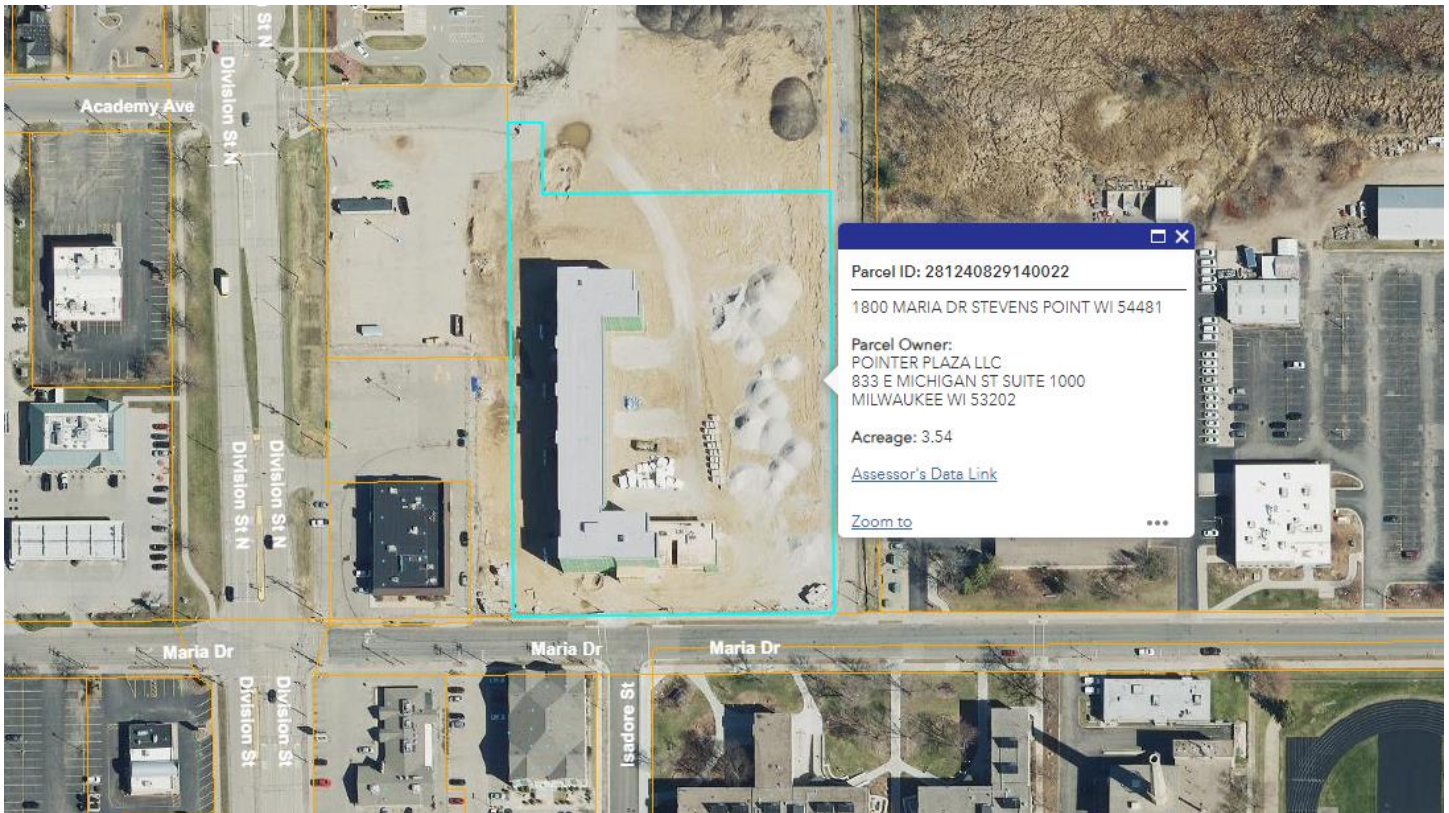
1. Staff shall have the ability to approve minor amendments to the approved plan.

Approve the site plan review to construct a multiple-unit apartment building on the property located at 1800 Maria Drive (Parcel ID 281240829140022), subject to the following conditions:

1. A certified survey map shall be produced to execute the split of the property into two lots. The certified survey map shall be reviewed by appropriate City departments meeting applicable lot split requirements.
2. An easement shall be recorded prohibiting the construction within ten feet of The Reserve student housing building.
3. The location of the dumpster enclosure shall be adjusted to not interfere with traffic visibility, subject to the review and approval of the Zoning Administrator.
4. Directional signage and/or pavement markings shall be provided directing traffic flow for the parking area immediately north of the building, subject to the review and approval of the Zoning Administrator.
5. A knox box shall be installed on the building that is reviewed and approved by the City Fire Marshal.
6. A signage plan shall be submitted to the Zoning Administrator for review and approval.
7. The proposed bicycle parking shall meet minimum location and dimensional standards as outlined in the City's Zoning Code, subject to the review and approval of the Zoning Administrator.
8. An erosion control permit shall be obtained and appropriate erosion control facilities shall be installed prior to the start of land disturbance, subject to the review and approval of the Utilities Department.
8. A building permit shall be obtained prior to the start of construction.

- | | |
|--|---|
| | 9. Staff shall have the ability to approve minor amendments to the site plan. |
|--|---|

Vicinity Map



Background

Overview: In May 2019, Stevens Point Housing LLC submitted plans to amend the proposed multi-family and commercial development at the former K-Mart site. The proposed development included two apartment buildings that are four stories in height, along with a shopping center along Division Street North that can service two tenant spaces. Below are renderings of the original design and the amended design that was approved by the Common Council. In 2021, this conceptual plan was amended to remove the proposed shopping center with two commercial establishments. These commercial establishments currently house Cousins Subs and Tommy's Car Wash.

The applicant has submitted plans to construct the second apartment building on the parcel located at 1800 Maria Drive. The proposed apartment building, standing four stories in height and providing 67 housing units for low-income individuals, would be situated directly to the east of the existing apartment building. As the subject property is currently zoned "PD" Planned Development, the City's Zoning Code allows for certain deviations from an approved conceptual plan to be approved administratively. The following explains the rules for amending an adopted conceptual plan:

Ch. 23.02(4)(2)(10) Modification of Adopted Concept Plan

The Administrator is authorized to approve minor modifications to an approved concept plan. All modifications not listed as minor below shall be considered by the Common Council consistent with the original approval of the PD. The following modifications shall be considered minor:

- a) Up to a 10 percent increase or any decrease in gross floor area of a single building.
- b) Up to a 10 percent reduction or any increase in the approved setbacks from exterior property lines.
- c) Relocation of parking areas, internal streets or structures where such relocation occurs more than 100 feet from exterior property lines.

Should the proposed development be approved, the applicant is requesting to split the subject parcel so that the proposed building would be situated on its own lot. The proposed lot would be 50,040 square feet in size. Due to the splitting of the subject property, a modification in approved setbacks would occur which would warrant the Plan Commission to consider amending the approved conceptual plan. As part of the conceptual plan amendment, the applicant can request the Plan Commission for specific deviations from Zoning Code requirements. Deviations being requested for the proposed development include density restrictions, pavement setback requirements and size allowances for signage.

Within the “PD” Planned Development District, land use restrictions are subject to the use allowances of the “B-4” Commercial District. While the “B-4” District classifies multi-family residential uses as a conditional use, the subject parcel is also located within the “B-TID5” Overlay District. Within this overlay district, multi-family residential land uses are explicitly referenced as being permitted by right. For uses that are considered both permitted and conditional on a property, the City’s Zoning Code states that said use shall nonetheless be permitted by right.

The “B-TID5” Overlay District, which encompasses properties along Division Street from Fourth Avenue to North Point Drive, has unique development restrictions to incite compact development that is situated closer to a street. For example, development along Maria Drive requires a minimum zero-foot street setback and a maximum 25-foot street setback. Requests to provide a street setback more than 25 feet would require a conditional use permit. The applicant is requesting a 34-foot setback from the south lot line. Please note that while the proposed south lot line does not directly abut Maria Drive, the City’s Zoning Code states that for landlocked parcels, the street lot line shall be the lot line that faces access to the lot (i.e., the three driveway aprons to the south of the proposed parcel).

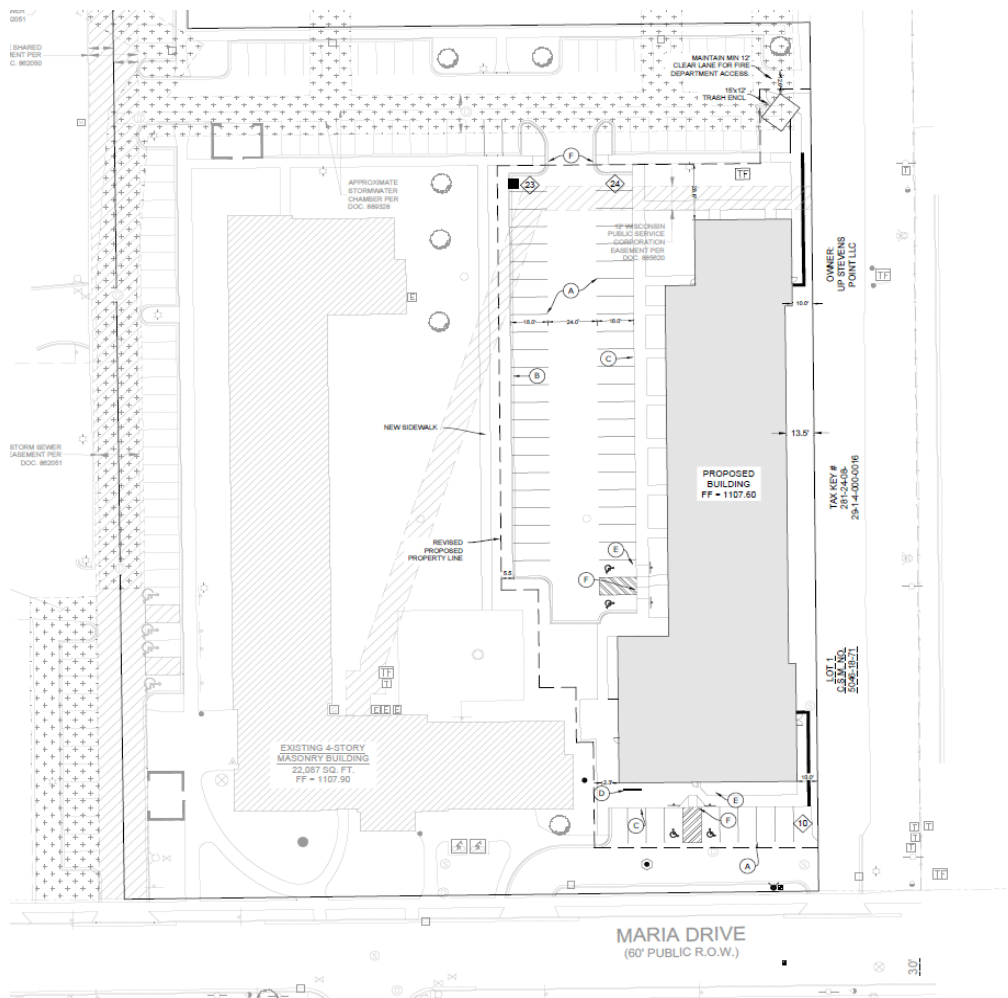
Lot Line	PDD Setback Requirement	B-TID5 Setback Requirement	Proposal
<i>Street</i>	25 feet	0-25 feet (CUP required if greater than 25 feet)	34 feet
<i>Side</i>	0 feet (5 feet if setback is provided)	0 feet	10 feet from east lot line; 12.3 feet off of west lot line
<i>Rear</i>	10 feet	10 feet	28.6 feet

Minimum performance standards of the “B-TID5” District:

USE	LOT AREA AND DENSITY	LOT WIDTH	HEIGHT OF STRUCTURE	DIVISION STREET SETBACK	OTHER STREET SETBACK	SIDE YARD	REAR YARD	PARKING
Permitted Uses	As determined by the Plan Commission and Common Council	As determined by the Plan Commission and Common Council	Per 23.02 (2) (d) 4. B-4 Commercial	Minimum of 0 ft., with a maximum of 5 ft.	Minimum of 0 ft., with a maximum of 25 ft.	Minimum of 0 ft., or 10 ft. if yard abuts a residence district	10 ft.	Parking stall ratios are exempt for all uses. All other standards in 23.01 (14) shall apply.
Conditional Uses				Greater than 5 ft.	Greater than 25 ft.			

Lastly, both amending a planned development conceptual plan and for any new development on a lot within the “B-TID5” Overlay District requires a site plan review.

Further development details are provided below and are scattered throughout this report.



Proposed Site Plan

1. Density and Lot Split.

Analysis: The applicant is requesting that the subject property be split to house one apartment building on each parcel. The created lot would be 50,040 square feet in size and would not have public street frontage. Please note that the City's Zoning Code requires new lots to have frontage off of either a public road or a private road. The private road situated to the east of the proposed apartment building would satisfy this requirement, along with the existing shared access agreement that exists for residents of this apartment building to utilize the private road.

Within the "B-TID5" District, minimum lot size, density and width requirements are determined on a case-by-case basis by the Plan Commission and Common Council. While minimum standards are not provided for the "B-TID5" District, it is important to base the proposed development on the minimum lot size, density and width requirements of the "B-4" Commercial District due to the property being zoned "B-4" Commercial before its rezoning to "PD" Planned Development. Within the "B-4" District, minimum density restrictions are based on the number of housing units provided in a multi-family development. Based on the 67 housing units proposed to be created, 94,450 square feet of lot size would be required. As part of the conceptual plan amendment, the applicant is requesting a deviation of density requirements to allow for the apartment building to be situated on a 50,040 square foot lot.

2. Building Height.

Analysis: The proposed building is 43' 11 1/4 " in height. Height restrictions as part of the "B-4" Commercial District requires a maximum height of 35 feet. Structures can exceed the 35' restriction, not to surpass 125' in height, if a fire prevention system exists that is reviewed and approved by the Fire Department.

Findings: Given that both structures fall above the 35-foot threshold, a fire prevention system is required.

3. Setbacks.

Analysis: The following are the setback requirements for the "B-TID5" District—a minimum zero-foot setback off of Maria Drive (not to exceed 25'), a minimum zero-foot side yard setback and a minimum ten-foot rear yard setback.

Findings: The table on the previous page highlights the proposed setbacks. As a setback off of the south lot line exceeds 25 feet, a conditional use permit would be required.

4. Parking.

Analysis: The proposed development includes 53 additional parking spaces, of which four are designed for van accessible use.

Findings: Properties that fall within the "B-TID5" District are exempt from meeting parking stall ratios for all types of uses. All other parking lot requirements (e.g., stall dimensions, aisle widths, etc.) still apply. Given that the applicant is proposing a ratio of .85 parking stalls per housing unit, along with the property's close proximity to multi-modal forms of transportation, staff believes that the number of parking stalls proposed are adequate.

Please note that as more than 20 parking stalls are provided, bicycle parking would be required and designed in accordance with the City's Zoning Code.

5. Landscaping.

Analysis: A landscaping plan has been provided by the applicant. With the how the parking lot is designed, terminal islands are also proposed to be landscaped with a variety of shrubs. Other trees, shrubs and ornamental grasses line the perimeter of the parking lot and building.

Findings: Due to the location of shrubs along the entrance to the southernmost parking area, it will need to be continually maintained to ensure vision obstructions for motorists and pedestrians do not occur. Based on the amount and variety of landscaping that is provided, staff believes that the parking lot is better shielded from public view and provides a high-quality site design.

6. Access and Internal Traffic Flow.

Analysis: A shared driveway exists near the east lot line to provide access off of Maria Drive. An existing shared access agreement exists, which the owner of the subject property is a party to the agreement. An existing driveway exists along Maria Drive that will provide access to proposed parking stalls south of the apartment building, along with assisting with queuing operations as necessary. Given the parking lot layout of the apartment building to the west of the development area, residents could utilize these existing areas for access to the proposed site.

Findings: Based on the submitted site design, staff believes that access is adequate.

7. Utilities.

Analysis: Utilities exist within the Maria Drive Right-of-Way to serve the proposed development.

Findings: The Public Utilities Department, overall, has expressed support with the proposed site utility plan and stormwater management report.

8. Fire Hydrants.

Analysis: One additional fire hydrant is proposed to the south of the apartment building.

Findings: Staff believes that existing and proposed fire hydrants provide adequate fire protection to the building.

9. Lighting.

Analysis: Lighting is planned to accompany the proposed development. A photometric plan has been submitted that shows an average illumination of 1.83 footcandles within the parking area south of the proposed building, while an average of 1.94 footcandles are provided within the parking lot west of the building. Along Maria Drive, less than one footcandle of light intensity is proposed at the lot line.

Findings: Staff believes that the lighting proposed is sufficient and will not spill over onto neighboring properties.

Standards of Review – Amend PD Conceptual Plan

1. The proposed PD is consistent with the pertinent elements of the City of Stevens Point Comprehensive Plan and any other adopted plans.

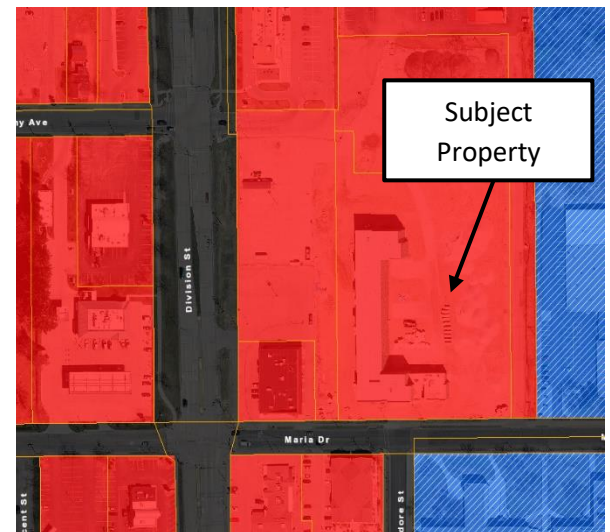
Analysis: The City’s 2005 Comprehensive Plan Future Land Use Map identifies the subject property for commercial, office and multi-family residential uses. A multi-family residential building is proposed with a commercial suite located on the first floor, near Maria Drive.

Findings: The proposed conceptual plan and use of the property would be consistent with the intent of the Comprehensive Plan. Section 8.4 of the City’s Comprehensive Plan provides objectives to allow for compact and contiguous growth, specifically by applying sound site design and landscaping. As a quality site design is a requirement for development in the “B-TID5” Tax Incremental District No. 5 (see the Site Plan Review section), staff believes that the proposed use will be constructed in a way to meet this objective.

Section 8.4, Goal B:

Compact and Contiguous Growth. Accommodate new development on the City’s

fringe in areas relatively contiguous to existing developed areas that allow efficient extension of public services and roads and have minimal impact to sensitive environmental resources. This goal may be modified as needed to take advantage of opportunities to develop land that is near the City but not necessarily contiguous. Certain owners who are contiguous may not be ready to develop their lands due to financial or life decisions. When owners within the City growth area are prepared to develop their properties, the City should not be forced to wait for contiguous owners to make land available for expansion.



Objective B2: The City should remain receptive to new or innovative ideas for quality residential, commercial, and industrial development within the City. **It should provide flexible codes which would allow Planned Development Districts (PDD’s),** Traditional Neighborhood Development, a variety of lot sizes, **mixed zoning patterns,** cluster housing, conservation subdivisions, and other techniques to provide for affordable, neighborhood-centered designs that are environmentally sensitive to their site.

Objective B3: The City should encourage safe and attractive development; ensure that the development site is physically suited to the proposed use; and **apply sound site design and landscape principles in the planning, layout and construction of new development.** “Buffering” techniques should be incorporated as a means of promoting compatibility between land uses and diminishing the potential for land use conflicts.

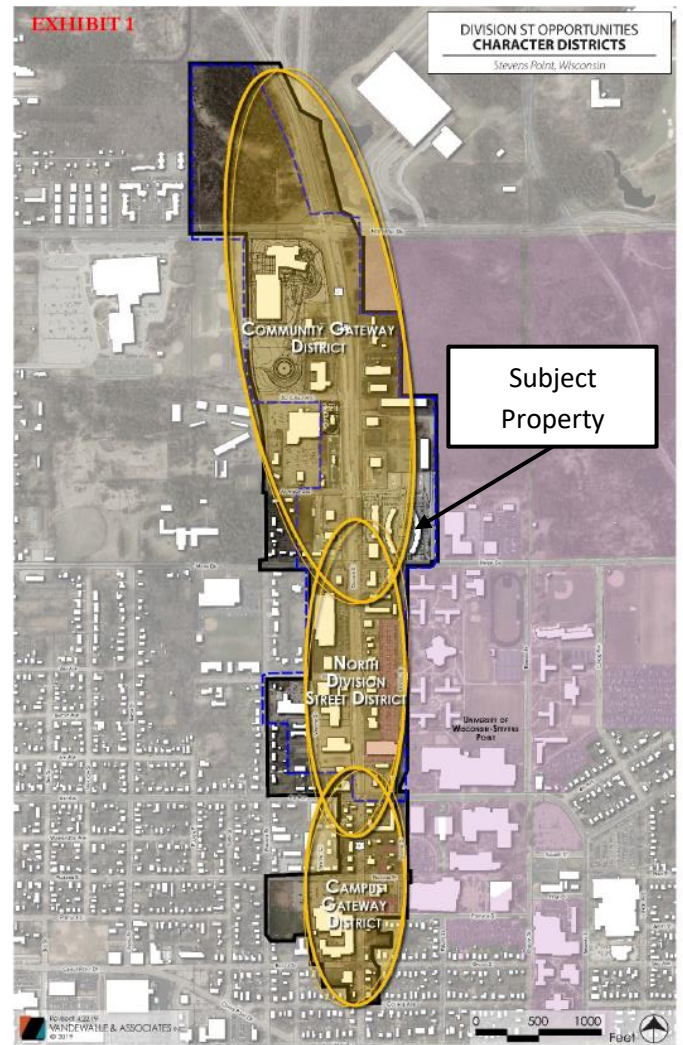
Another planning document to discuss in relation to the proposed development is the Division Street Targeted Area Master Plan. The purpose of the Master Plan is to present a vision and guiding principles for the future development of the Division Street Corridor. The targeted area of the Master Plan stretches from Main Street to the City’s northern limits along Division Street.

Within the latest version of the Master Plan, future development is to be scored and ranked based on the following prioritization criteria:

1. *Can be accomplished relatively cost effectively, quickly, and easily, and which create an immediate impact.*
2. *Are highly visible and show commitment to the Project Area, potentially stimulating private-sector investment.*
3. *Can generate momentum for other priority projects to advance or are a necessary first step in advancing a larger objective or priority project.*
4. *Address an unmet need for improved public spaces/amenities.*
5. *Improve functionality (e.g., parking, walkability, wayfinding).*
6. *Have outside available funding source(s) that can offset the costs of the project.*
7. *Have potential to serve as a catalyst that will accelerate other identified projects.*
8. *Have identified partners, developers, and/or property owners who are willing and able to participate in the program or project.*
9. *Advances recommendation of past planning processes.*
10. *Have strong support from the community in this planning process.*

Similarly, the Master Plan outlines objectives to meet the above criteria. While staff would contend that some of the above prioritization criteria would not be met for the proposed development (e.g., the proposed development does not incorporate wayfinding), key objectives of the Master Plan are met. The following outlines how the proposed development meets certain objectives:

1. “Add banners, street trees and other decorative elements.” Landscaping in front of the apartment building is proposed, both at the base of the building and to limit some visibility of off-street parking that is provided. A retaining wall is proposed to provide some decorative elements at the southeast corner of the building.
2. “Connect sidewalk system, enhance crosswalks/signalization with accompanying pedestrian-scale lighting.” Internal sidewalks are proposed to promote connectivity between the proposed apartment building and adjacent buildings (e.g., Cousins Subs).
3. “Transition from a highway cross-section to a ‘Community Corridor’ at Maria Drive.” The intent of this objective is to transition from a highway-oriented development pattern near the roundabout to an area



that supports retail needs in a more urban format. With the development of an apartment building, it will strengthen existing retail options in its near vicinity.

4. "Revise parking to create buffer landscaping adjacent to sidewalks." Perimeter landscaping within the parking lot is proposed to separate the parking stalls with adjacent sidewalks.

Analysis: Staff believes that the proposed development is consistent with long-range planning documents that apply to the subject area.

2. The proposed planned development is consistent with the standards and uses of the context area within which it is located.

Analysis: The proposed building is set back from side and rear yard property lines to not create any non-conformities if the property were to be rezoned in the future. The "B-TID5" District requires a zero-foot side yard setback and a 10' rear yard, both met with the proposed development. The street setback provided from Maria Drive exceeds the maximum allowed within the "B-TID5" Overlay District.

A key deviation that is being requested relates to pavement setbacks. Within the "B-TID5" District, a minimum 5' pavement setback is required from all property lines. Proposed hardscape to the south, east and west of the building would encroach within the required setback. As part of the conceptual plan amendment, the applicant is requesting a deviation from this standard.

Findings: Although lesser pavement setbacks are requested, additional safeguards and reviews are required given the property's planned development zoning and location in the "B-TID5" District.

3. The proposed planned development meets the requirements of this zoning ordinance.

Analysis: The construction of an apartment building allows for a unique opportunity to better define Business 51 as a commercial corridor in the city, with additional residents being located in this area to support existing retail options. Within the "B-TID5" Overlay District, multi-family residential housing is permitted by right. The proposed structure meets minimum requirements of the Zoning Code provided the amendment conceptual plan is approved with the requested deviations and that the conditional use permit is granted.

Findings: Staff believes that this standard is met.

4. The proposed planned development will reinforce the existing or planned character of the neighborhood.

Analysis: Direct access to the property will be provided off of Maria Drive, along with a shared driveway that is located to the east of the proposed development.

Findings: The frontage, depth and access for the proposed development is consistent with nearby properties zoned for commercial and multi-family uses.

5. The site is appropriate for the development allowed in the proposed planned development.

Analysis: The proposed development is likely to enhance the surrounding neighborhood by offering both commercial and residential development along the Division Street corridor. Given that the proposed development arguably provides greater conformity to the regulations and intent of the “B-TID5” District, staff believes that the property is appropriate for the intended development. For example, the intent of the “B-TID5” District is “to protect the character and maintain the stability of commercial areas within Division St. TID 5 and environs, and to promote the orderly and beneficial redevelopment of such areas.” By providing an apartment building on the property, the intent of the “B-TID5” District is met.

Findings: Redeveloping the subject property provides additional commercial character to Division Street and better defines it as a commercial corridor. Additionally, the property’s location to the Downtown, University of Wisconsin-Stevens Point, parks and other community assets are desirable to potential consumers. As such, staff believes that the Planned Development District is compatible with adjacent land uses and is appropriate for the site.

6. The planned development demonstrates a higher quality of site design that is more sensitive to the existing context, both built and natural, than is possible under other available zoning districts.

Analysis: The developer has provided a landscaping plan that makes the property more aesthetically pleasing. Additionally, the building façade intentionally designed to provide variation in building height and negate the appearance of a blank wall by incorporating differing color schemes, windows and overhangs.

Findings: The developer has demonstrated a high quality of thought in the site plan for the proposed development. A unique development is proposed that would revitalize the property and add to the overall character of the neighborhood.

7. Public facilities and services including but not limited to schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities are adequate for the development allowed in the proposed planned development.

Analysis: Public facilities will not be negatively impacted by the proposed development. Existing utilities and utility infrastructure are sized appropriately to handle additional capacity above and beyond what the proposed development will require. By having a shared driveway exist along the east lot line, staff believes that traffic spillage onto Maria Drive should not be negatively impacted due to the proximity of other neighborhood streets feeding towards Division Street and Maria Drive.

Findings: This standard is met.

8. The planned development will not substantially or permanently injure the appropriate use of adjacent conforming properties.

Analysis: Several of the surrounding properties are nonconforming as it does not meet specific performance standards of the “B-4” Commercial District (e.g., lot width, lot size, setback requirements, etc.). While an apartment building is a permitted use on the property, performance standards relating to the building or lot are typically not met. As such, the proposed development has been requested to aid a more distinct commercial corridor that supports this area of Stevens Point.

Findings: The proposed development should not be injurious to the use of the existing property adjacent to the site or within the neighborhood.

Standards of Review – Conditional Use Permit

1. **The establishment, maintenance, or operation of the use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.**

Analysis: The request is to allow for a building setback off of the south lot line that is greater than 25 feet. While the proposed development is one of higher density, additional safeguards and regulatory review are required to make it less intrusive and detrimental to the surrounding neighborhood.

Findings: Staff does not believe the proposed conditional use permit would be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare in part due to the location of other multi-family uses directly north of the subject property. For example, recent planned development projects (e.g., Bantr apartments, Convent redevelopment, etc.) allows for a greater compatibility of uses and lot intensity within the broader Division Street Corridor.

2. **The use will not be injurious to the use and for the purpose already permitted, nor substantially diminish and impair property values.**

Analysis: Multi-family residential uses are permitted by right within the “B-TID5” Overlay District. Other multiple-family apartment complexes exist within the near vicinity of the subject property.

Findings: The applicant will be required to obtain proper building permits for the intended development. The proposed use will arguably have a lesser impact among adjoining property owners due to the request to deviate from density requirements. Additionally, use and aesthetic requirements as outlined within the “B-TID5” District ensures that developed with a high-quality site design takes place.

3. **The establishment of the use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

Analysis: The respective area is in an established and developed area of the City and has been used as a motel for several decades.

Findings: See standards one and two above. Given the redevelopment of the property to provide high-density mixed-use development, staff believes that the request likely preserves property values and promotes current and future uses that are permitted in the region.

4. **The exterior architectural appeal and functional plan of any proposed structure will not be at variance with either the exterior architectural appeal and functional plan, and scale of the structures already constructed or in the course of construction in the immediate neighborhood or in the character of the applicable district so as to result in a substantial or undue adverse effect on the neighborhood.**

Analysis: The exterior architectural appeal and function plan of the proposed building is uniquely designed to meet the aesthetic requirements of the “B-TID5” District. For example, the “B-TID5” District requires that “in no case shall the front facade of the building consist of a blank wall or a series of garage doors. Windows should play a prominent



role in the facade design.” As shown within the below renderings, windows are provided for each housing units to provide a uniform fenestration pattern along all building walls. A mixture of synthetic siding and brick is used to provide variation in building material that is used, while different colors are used to intentionally accent building walls that are visible from a public right-of-way.

Findings: This standard is met.

5. Adequate utilities, access roads, drainage and/or facilities have been, or are being, provided.

Analysis: Utilities will be provided off of Maria Drive to service the proposed development. Access to the apartment building will be off of shared driveway to the east of the building, internal drive-thru aisle to the south of the building, along through existing parking lot aisles serving the existing apartment building to the west. A stormwater management report has been submitted to the Public Utilities Department for review. No issues exist pertaining to the amount of impervious surfacing added within the subject area, along with an existing storm sewer easement agreement that applies to the subject parcel and a few adjacent parcels.

Findings: This standard is met.

6. Adequate measures have been, or will be taken, to provide ingress and egress so designed to minimize traffic congestion in the public streets.

Analysis: The respective area is in an established area of the City with appropriate vehicular, pedestrian and bicycle access along Maria Drive. Bicycle parking will be provided on the property in accordance with Zoning Code requirements. Staff believes that the shared driveway to the east of the apartment building is of sufficient size to handle increased traffic volume.

Findings: Given the proposed use of the property and range of multi-modal forms of transportation offered, staff believes that access in and out of the site is appropriate.

7. The proposed use is not contrary to the objectives of any duly adopted land use plan for the City of Stevens Point, any of its components, and/or its environs.

Analysis: The City’s 2005 Comprehensive Plan Future Land Use Map has identified this property for commercial, office and multi-family residential land uses. The subject property is zoned “PD” Planned Development. According to the City’s Zoning Code, the “PD” District is intended to “allow for deviation from the standards of this zoning ordinance in exchange for higher quality development.” The subject property is subject to the land use requirements of the “B-4” and “B-TID5” Overlay Districts.

Findings: The proposed use is compatible with the uses allowed within the “B-4” and “B-TID5” Districts. Given that the subject property is currently utilized for multi-family residential purposes and that neighboring lots provide a

range of residential and commercial uses, staff believes that enough safeguards exist to prevent any detrimental impacts to surrounding properties.

- 8. The use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.**

Analysis: The conditional use permit is asking to allow for a setback off of Maria Drive greater than what is allowed within the “B-TID5” District.

Findings: The regulations of the Planned Development District and “B-TID5” District are met for the proposed development provided that the conditional use permit is allowed.

- 9. The proposal will not result in an over-concentration of high density living facilities in one area so as to result in a substantial or undue adverse effect on the neighborhood, on the school system, and the social and protective services systems of the community.**

Analysis: While additional multi-family residential uses exist near the subject property, the proposed use will not dramatically change the character of the neighborhood from previous uses on the property. While the applicant is requesting a deviation from City density restrictions, careful conversations were had with the applicant to ensure that not too much of a deviation was asked for that could hinder our school and protective service systems. Therefore, no significant impacts on the neighborhood, school system, and the social and protective services systems of the community are likely to occur.

Findings: This standard is met.

- 10. Principal – Applications for exclusive multi-family residential uses: The view from the street should maintain a residential character. The view should be dominated by the building and not by garages, parking, mechanical equipment, garbage containers, or other storage.**

Analysis: While the proposed building has four stories, the development will provide a more uniform streetscape where buildings are aligned and closer to the street. Additionally, the height of the proposed building will be similar to nearby buildings (e.g., The Reserve, Bantr, etc.).

Findings: This standard is met.

- 11. Access to the site shall be safe.**

Analysis: Vehicular, pedestrian and bicycle access is off of Maria Street.

Findings: This standard is met.

- 12. There shall be adequate utilities to serve the site.**

- a. The Public Works Director, Police Chief, and Fire Chief shall determine whether there is adequate sanitary sewer, potable water, storm drainage, street capacity, emergency access, public protection services, and other utilities to serve the proposed development. They shall review the plan to ensure safety and access for safety vehicles.**

Analysis: The property currently exists with utilities proposed to service the building off of Maria Drive. Appropriate access exists to and within the proposed lot to ensure safe navigability for emergency services.

Findings: This standard is met.

13. The privacy of the neighboring development and the proposed development shall be maintained as much as practical. Guidelines:

a. Mechanical equipment including refuse storage shall be screened from neighboring properties.

Analysis: Refuse is planned to be stored on site, situated north of the building. The applicant will need to rotate and push back the proposed dumpster enclosure to ensure that it does not impair traffic flow within the parking lot.

Findings: This standard is met.

b. Lighting shall be located to minimize intrusion onto neighboring properties.

Analysis: Lighting is planned to accompany the proposed development. As stated earlier, the submitted photometric plan shows that significant light pollution toward adjacent properties and Maria Drive is not anticipated.

Findings: This standard is met.

c. Sources of noise shall be located in a manner that minimizes impact to neighboring properties.

Analysis: The use will be operating within the confines of the building and property.

Findings: The use should not create excessive noise.

14. Principal – Applications for exclusive multi-family residential uses. Landscaping shall be provided or existing landscape elements shall be preserved to maintain a sense of residential character, define boundaries, and to enhance the sense of enclosure and privacy.

Analysis: Due to the property's location within the "B-TID5" District, additional emphasis is given towards landscaping and is a standalone performance metric when conducting a Site Plan Review of the proposed development. The applicant has submitted a landscaping plan to provide sense of residential character, define boundaries, and to enhance the sense of enclosure and privacy.

Findings: This standard is met.

Standards of Review – Site Plan Review

1. Buildings are aligned and close to the street. Buildings form the space of the street.

Analysis: At its closest point, the proposed building is situated 56 feet from the Maria Drive Right-of-Way. As noted earlier, while the proposed lot will not directly abut the Maria Drive Right-of-Way, the south lot line is used to measure minimum street setback requirements. Off of the south lot line, a maximum of 25 feet is allowed. For building setbacks more than 25 feet, a conditional use permit.

Findings: While the proposed building is set back farther from Maria Drive, activity is purposely brought within the lot by way of the parking aisle to the south.

2. **Buildings oversee the street with active fronts as opposed to blank fronts. The first floor and upper floors should include windows as well as entrances. Wider entrances, door framing, canopies, and other techniques should be used to identify the entrance.**

Analysis: The proposed structure is four stories in height.

Findings: As shown within the below renderings, windows are provided for each housing units to provide a uniform fenestration pattern along all building walls. A mixture of synthetic siding and brick is used to provide variation in building material that is used, while different colors are used to intentionally accent building walls that are visible from a public right-of-way.

3. **Property lines are physically defined by buildings or street walls.**

Analysis: Please see the above table denoting proposed building setbacks from all property lines.

Findings: The apartment building is intentionally designed so that it follows adjacent property lines, particularly the east lot line along the shared driveway. Staff believes that this standard is met.

4. **Building facades facing the street shall exhibit a high level of architectural design. In no case shall the front facade of the building consist of a blank wall or a series of garage doors. Windows should play a prominent role in the facade design. All building materials to be used shall express their specific properties. For example, heavier more permanent materials (masonry) support lighter materials (wood).**

Analysis: Please see the above descriptions of the architectural details provided on the building.

Findings: Staff believes that the proposed building exhibits a high level of architectural design.

5. **Two or more story buildings are preferred over one story buildings.**

Analysis: The proposed building is four stories in height.

Findings: This standard is met.

6. **Landscaping shall be of high quality and installed at a rate that is appropriate that enhances the proposed site and surrounding properties.**

Analysis: A landscaping plan has been provided by the applicant. With the how the parking lot is designed, terminal islands are also proposed to be landscaped with a variety of shrubs. Other trees, shrubs and ornamental grasses line the perimeter of the parking lot and building.

Findings: Due to the location of shrubs along the entrance to the southernmost parking area, it will need to be continually maintained to ensure vision obstructions for motorists and pedestrians do not occur. Based on the amount and variety of landscaping that is provided, staff believes that the parking lot is better shielded from public view and provides a high-quality site design.

7. Vehicle storage, garbage, and mechanical equipment are kept away from the street and screened from public view.

Analysis: The proposed development includes 53 additional parking spaces, of which four are designed for van accessible use. Properties that fall within the “B-TID5” District are exempt from meeting parking stall ratios for all types of uses. All other parking lot requirements (e.g., stall dimensions, aisle widths, etc.) still apply. Given that the applicant is proposing a ratio of .85 parking stalls per housing unit, along with the property’s close proximity to multi-modal forms of transportation, staff believes that the number of parking stalls proposed are adequate.

Refuse is planned to be stored on site, situated north of the building. The applicant will need to rotate and push back the proposed dumpster enclosure to ensure that it does not impair traffic flow within the parking lot.

Findings: This standard is met.

8. Parking (not including on-street parking) should be away from the street and screened from public view.

Analysis: Most off-street parking is situated behind the building and away from public view. One row of parking is situated in front of the building along Maria Drive. While this row of parking is close to the street, some existing landscaping exists to the south of the parking lot aisle which would, at maturity, assist in shielding its view.

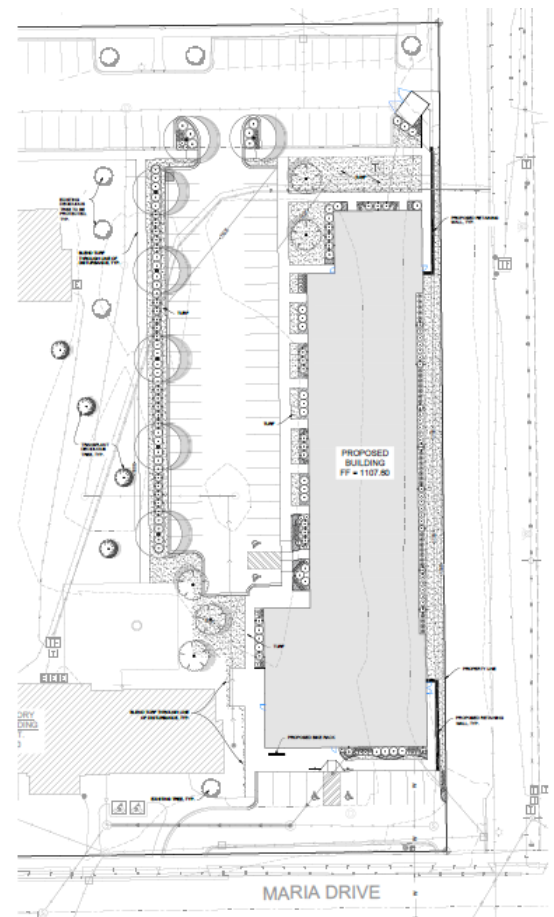
Findings: This standard is met.

9. The building design is coordinated with the street space. The city may require the improvement of the streetscape adjacent to the property including installation of trees, paving, sidewalk, lighting, street furniture, etc. Street trees are limited to a list approved by the City Forester.

Analysis: While the building is set back farther from Maria Drive, the site was intentionally designed to spur activity within the area between street and building. For example, the commercial suite located on the first floor of the building is intentionally located on the south end of the building to promote pedestrian and bicycle traffic to this space.

Findings: This standard is met.

10. Safety: Buildings should be close to the street but should acknowledge their neighboring building setbacks. Safety of entrances as well as vision around corners should be addressed in the review process.



Analysis: The proposed buildings meet setback requirements in the “B-TID5” District either by right or via the conditional use process. Sufficient access exists to and within the property for fire/EMS vehicles.

Findings: This standard is met.



APPLICATION FOR A PLANNED DEVELOPMENT OR PLANNED INDUSTRIAL DEVELOPMENT

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required		Fee Paid	
Associated Applications (if any)				Assigned Case Manager			
Pre-Application Conference Date				Planned Development	☐	Planned Industrial Development	☐

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☒)	
Applicant Name	Brett Gerber	Contact Name	Ali Kopyt
Address	2961 Decker Drive	Address	648 N Plankinton Ave Suite 240
City, State, Zip	Rice Lake WI 54868	City, State, Zip	Milwaukee, WI 53203
Telephone	715-434-1701	Telephone	414.988.7692
Fax		Fax	
Email	Brett.Gerber@Impactseven.org	Email	akopyt@kaa-arch.com

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name	Pointer Plaza LLC	Owner's Name	
Address	504 W Juneau Ave	Address	
City, State, Zip	Milwaukee, WI 53203	City, State, Zip	
Telephone	414-775-0857	Telephone	
Fax		Fax	
Email	matt@catalystbuilds.com	Email	dtaylor@threeleafpartners.com

PROJECT SUMMARY

Development Name	The Oaks on Maria		Former Development Name (if any)		
Area of Subject Property (Acres/Sq Ft)	1.09		Proposed Number of Lots	1	
Project Address:	1800 MARIA DR		Planned Development	☒	Planned Industrial Development ☐
Parcel 1 – Assessor's Parcel ID Number		Parcel 2 – Assessor's Parcel ID Number (if needed)		Parcel 3 – Assessor's Parcel ID Number (if needed)	
Tax Key No: 281-24-0829140022					
Number of Residential Units Proposed		Proposed Gross Residential Density		Commercial Space Proposed Sq. Ft.	
67				0	
Source of Utilities:			Streets Created or Extended as part of Subdivision? If Yes What Types?		
Water		Sewer		N/A	
List all uses that will occur as part of the proposed Planned development or Planned Industrial Development below. (Use additional pages if necessary)					
Residential multifamily, small nonprofit community service facility to provide employment, education, transportation services to community members.					

Describe proposed project and details about the uses listed above. Include the time schedule (if any) for development. (Use additional pages if necessary)			
See Attached Supplemental Information			
Expressly identify any and all requested deviations from the zoning code. (Use additional pages if necessary)			
See Attached Supplemental Information			
If a Planned Industrial Development, identify any and all measures that will be taken to mitigate negative impacts both and to protect the environment and surrounding property. (Use additional pages if necessary)			
N/A			
Describe why none of the districts available in the zoning code will allow the project proposed. (Use additional pages if necessary)			
See Attached Supplemental Information			
Describe how the project demonstrates innovative development techniques and a higher quality of development not achievable under the standards of the zoning code. (Use additional pages if necessary)			
See Attached Supplemental Information			
Current Zoning Surrounding Subject Property			
North:	B4	South:	B4
East:	B4	West:	B4
Current Land Use Surrounding Subject Property			
North:	Commercial (Vacant)	South:	UW Stevens Point Campus (Student Housing)
East:	Service Drive & UW Stevens Point Campus (Maintenance)	West:	Commercial (Multi-family Student Housing)

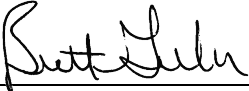
EXHIBITS (MAJOR SUBDIVISION)

Owner Information Sheet	☐	Additional Exhibits If Any (List):
Letter to District Alderperson Emailed on 5/28/2024	☒	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	☐	
Detailed list of requested deviations	☒	
Site Plan (designating primary, side, and service street frontages)	☒	
Elevations	☒	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	☒	
Open Space Plan if Cluster Subdivision	☐	
Street Plan with Cross-sections	☐	
Utility Plan	☒	

Landscape Plan (including any equivalent alternative landscaping requests)	☒	
Stormwater Plan	☒	
Design plans for any and all proposed buildings	☒	

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	05/30/2024	DocuSigned by: Matthew M. Burow C99585986A09482...	6/3/2024



The Oaks on Maria
Multifamily Development at 1800 Maria Drive
Planned Development Application
Supplemental Information

Describe proposed project and details about the uses listed above. Include the time schedule (if any) for development.

The project consists of a 67-unit mixed income multi-family housing development. The building will be a modern four-story elevator apartment building totaling approximately 73,300 square feet. The intent is to provide quality, affordable housing to the Stevens Point community.

The project will include surface parking, amenities to enhance the residents' living experience, a Community Resource Facility, and an on-site management and maintenance team. The intended schedule begins construction in fall 2024, with a 14-month construction duration. The currently vacant site is located within TID #5 and fulfills the City's goals for infill development and elimination of blight.

Schedule:

Entitlement Approvals: July 2024

Permit and Construction Start: December 2024

Completion and Occupancy: January 2026

Expressly identify any and all requested deviations from the zoning code.

- Street Setback Requirements – The project, as designed, meets all except the street facing setback requirements of the B-4 Commercial District zoning. We request a deviation from 23.02(2)(d)4 to permit the building to be set back from the street beyond the 25' street setback requirements of B-4 zoning.
- Pavement Setback Requirements – The parking at the east side of the property is within the required 5' side yard setback for off street parking per 23.01(17)(e)(2)(i)b. The adjacent property is sized the width of an access drive and it is unlikely to be developed as another use. We request a deviation from this setback requirement.
- Permitted Uses – The previously approved Planned Development included a conditional approval for the construction of multifamily housing. Multifamily housing and retail are permitted used in B-TID5 per 23.02(2)(f)3. We request the conditional approval for multifamily housing is continued.

- Lot Density - Based on the 67-unit multifamily building proposed, 94,450 sq ft of lot size would be required. We are proposing a 48,518 sq ft of lot size and asking for an exception from this standard.

Describe why none of the districts available in the zoning code will allow the project proposed

The property is already included within an approved Planned Development District (PD) adopted on May 20, 2019. We are asking for an amendment to this PD to incorporate modifications to the residential building configuration of the site.

Describe how the project demonstrates innovative development techniques and a higher quality of development not achievable under the standards of the zoning code.

The Oaks on Maria will be following the intent of the original Planned Development and providing a commercial use for the property including multifamily housing. The Stevens Point zoning code permits multifamily housing under the B-TID5 overlay and we ask that this be achievable with the B-4 zoning.

The project provides quality affordable housing within the TID, open space, internal pedestrian and vehicular site connection, and convenient access to local businesses and the UW Stevens Point campus. In addition, we intend to implement sustainability features with the building's construction, increased bicycle parking on site, and dark sky friendly lighting.



City of Stevens Point
Community Development Department

1515 Strongs Avenue, Stevens Point, WI 54481
P: (715) 346-1567 F: (715) 346-1498
communitydevelopment@stevenspoint.com
<http://stevenspoint.com>

APPLICATION FOR A CONDITIONAL USE PERMIT

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required		Fee Paid	
Associated Applications if Any				Assigned Case Manager			
Pre-Application Conference Date				Conditional Use Permit Request	Use ☐	Amend ☐	

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☐)	
Applicant Name	Brett Gerber	Contact Name	Ali Kopyt
Address	2961 Decker Drive	Address	648 N Plankinton Ave Suite 240
City, State, Zip	Rice Lake WI 54868	City, State, Zip	Milwaukee, WI 53203
Telephone	715-434-1701	Telephone	414.988-7692
Fax		Fax	
Email	Brett.Gerber@Impactseven.org	Email	akopyt@kaa-arch.com

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name	Pointer Plaza LLC	Owner's Name	
Address	504 W Juneau Ave	Address	
City, State, Zip	Milwaukee, WI 53203	City, State, Zip	
Telephone	414-775-0857	Telephone	
Fax		Fax	
Email	matt@catalystbuilds.com	Email	dtaylor@threeleafdevelopment.com

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
1800 MARIA DR (Tax Key No: 281-24-0829140022)		
Legal Description of Subject Property		
See Attached Supplemental Information		
Designated Future Land Use Category		Current Use of Property
Commercial - Multi-family housing		Commercial - Multi-family private student housing
Explain the land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)		
See Attached Supplemental Information		
How will the proposed development reinforce the existing or planned character of the neighborhood? (Use additional pages if necessary)		

See Attached Supplemental Information

Outline steps that will be taken to reduce any negative impacts on adjacent property. (Use additional pages if necessary)

See Attached Supplemental Information

Current Zoning Surrounding Subject Property

North:	B4	South:	B4
East:	B4	West:	B4

Current Land Use Surrounding Subject Property

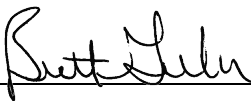
North:	Commercial (Vacant)	South:	UW Stevens Point Campus (Student Housing)
East:	Service Drive & UW Stevens Point Campus (Maintenance)	West:	Commercial (Multi-family Student Housing)

EXHIBITS

Owner Information Sheet	☐	Additional Exhibits If Any:
Letter to District Alderperson Emailed on 5/28/2024	☒	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	☐	
Site Plan (designating primary, side, and service street frontages)	☒	
Building Elevations	☒	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	☒	
Street Plan with Cross-sections	☐	
Utility Plan	☒	
Landscape Plan (including any equivalent alternative landscaping requests)	☒	
Stormwater Plan	☒	
Outdoor Lighting Plan (location of fixtures, illumination levels)	☒	

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	05/30/2024	DocuSigned by: Matthew M. Burow C99585986A09482...	6/3/2024



The Oaks on Maria
Multifamily Development at 1800 Maria Drive
Conditional Use Permit Application
Supplemental Information

Legal Description of Subject Property

Current legal description for the property:

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-1192139-MKE DATED OCTOBER 28, 2023 - REVISION NO. 1 (NOVEMBER 02, 2023).

LOT 2 OF CERTIFIED SURVEY MAP NO. 11257-52-87 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR PORTAGE COUNTY, WISCONSIN ON OCTOBER 14, 2019 AS DOCUMENT NO. 854584, SAID CERTIFIED SURVEY MAP BEING A REDIVISION OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 9862-43-42, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

The intent is to subdivide the existing parcel into 2 parcels, one for the current building and one for the proposed new building.

Explain the land use and the development proposed for the subject property. Include the time schedule (if any) for development.

The Oaks on Maria consists of a 67-unit mixed income multi-family housing development. The building will be a modern four-story elevator apartment building totaling approximately 73,300 square feet. The intent is to provide quality, affordable, housing. The project will include surface parking, amenities to enhance the residents' living experience, a Community Resource Facility, and an on-site management and maintenance team.

Schedule:

Entitlement Approvals: July 2024

Permit and Construction Start: December 2024

Completion and Occupancy: January 2026

How will the proposed development reinforce the existing or planned character of the neighborhood?

The proposed project will build on the existing commercial/multi-family housing in the area; The Reserve to the east and the UW Stevens Point dormitory buildings to the south. An increase of housing within the B-TID5 overlay will support the commercial intent of the overlay district.

The proposed building will take cues from the adjacent student housing, The Reserve, in height, materials, and design to create a complimentary aesthetic, while following the approved design intent of the original Planned Development from 2019.

Outline steps that will be taken to reduce any negative impacts on adjacent property.

The Oaks on Maria is located on a vacation portion of land located adjacent to an active commercial corridor within TID #5. The B-TID5 zoning does not have a parking requirement. This project is providing a .85 parking to unit ratio. In addition, the residents have easy access to transportation, education, and employment fulfilling the City's goals for infill development and increased housing options.

Site lighting will be dark sky style and a continuation of the precedent set by The Reserve, adjacent to this project.

Noise concerns with the addition of a multi-family housing building should be minimal with the existing adjacent property uses. The neighboring buildings are either other multi-family buildings, commercial businesses that will benefit from additional residents in the area, and UW-Stevens Point Maintenance and Material Building.



City of Stevens Point
Community Development Department

1515 Strongs Avenue, Stevens Point, WI 54481
P: (715) 346-1567 F: (715) 346-1498
communitydevelopment@stevenspoint.com
<http://stevenspoint.com>

APPLICATION FOR A SITE PLAN REVIEW

(Pre-Application Conference is Required for Major and Minor Site Plan Reviews)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required		Fee Paid	
Associated Applications (if any)				Assigned Case Manager			
Pre-Application Conference Date				Minor Site Plan	☐	Major Site Plan	☐

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☐)	
Applicant Name	Brett Gerber	Contact Name	Ali Kopyt
Address	2961 Decker Drive	Address	648 N Plankinton Ave Suite 240
City, State, Zip	Rice Lake WI 54868	City, State, Zip	Milwaukee, WI 53203
Telephone	715-434-1701	Telephone	414-988-7692
Fax		Fax	
Email	Brett.Gerber@Impactseven.org	Email	akopyt@kaa-arch.com

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name	Pointer Plaza, LLC	Owner's Name	
Address	504 W. Juneau Ave	Address	
City, State, Zip	Milwaukee, WI 53203	City, State, Zip	
Telephone	410-236-8649	Telephone	
Fax		Fax	
Email	jganther@threeleafdevelopment.com	Email	dtaylor@threeleafdevelopment.com

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
1800 MARIA DR (Tax Key No: 281-24-0829140022)		
Legal Description of Subject Property		
See Attached Supplemental Information		
Area of Subject Property (Acres/Sq Ft)		
48,518 SF		
Current Zoning District(s)		
B-4 and B-TID5		

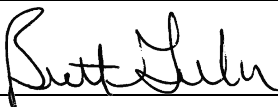
Designated Future Land Use Category		Current Use of Property		Proposed Use of Property			
Commercial - Multi-family housing		Commercial - Multi-family private student housing		Multi-Family Housing			
Describe land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)							
See Attached Supplemental Information							
Current Zoning Surrounding Subject Property							
North:		B4		South:		B4	
East:		B4		West:		B4	
Current Land Use Surrounding Subject Property							
North:		Commercial (Vacant)		South:		UW Stevens Point Campus (Student Housing)	
East:		Service Drive & UW Stevens Point Campus (Maintenance)		West:		Commercial (Multi-family Student Housing)	

EXHIBITS

Owner Information Sheet	☐	Additional Exhibits If Any (List):
Letter to District Alderperson Emailed on 5/28/2024	☒	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	☐	
Site Plan (designating primary, side, and service street frontages)	☒	
Building Elevations	☒	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	☒	
Street Plan with Cross-sections	☐	
Utility Plan	☒	
Landscape Plan (including any equivalent alternative landscaping requests)	☒	
Stormwater Plan	☒	
Outdoor Lighting Plan (location of fixtures, illumination levels)	☒	

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	05/30/2024	DocuSigned by: Matthew M. Burow C99585986A09482	6/3/2024



The Oaks on Maria
Multifamily Development at 1800 Maria Drive
Site Plan Review Application
Supplemental Information

Legal Description of Subject Property

Current legal description for the property:

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-1192139-MKE DATED OCTOBER 28, 2023 - REVISION NO. 1 (NOVEMBER 02, 2023).

LOT 2 OF CERTIFIED SURVEY MAP NO. 11257-52-87 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR PORTAGE COUNTY, WISCONSIN ON OCTOBER 14, 2019 AS DOCUMENT NO. 854584, SAID CERTIFIED SURVEY MAP BEING A REDIVISION OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 9862-43-42, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

The intent is to subdivide the existing parcel into 2 parcels, one for the current building and one for the proposed new building.

Describe land use and the development proposed for the subject property. Include the time schedule (if any) for development.

The project consists of a 67-unit mixed income multi-family housing development. The building will be a modern four-story elevator apartment building totaling approximately 73,300 square feet. The intent is to provide quality, affordable housing to the Stevens Point community.

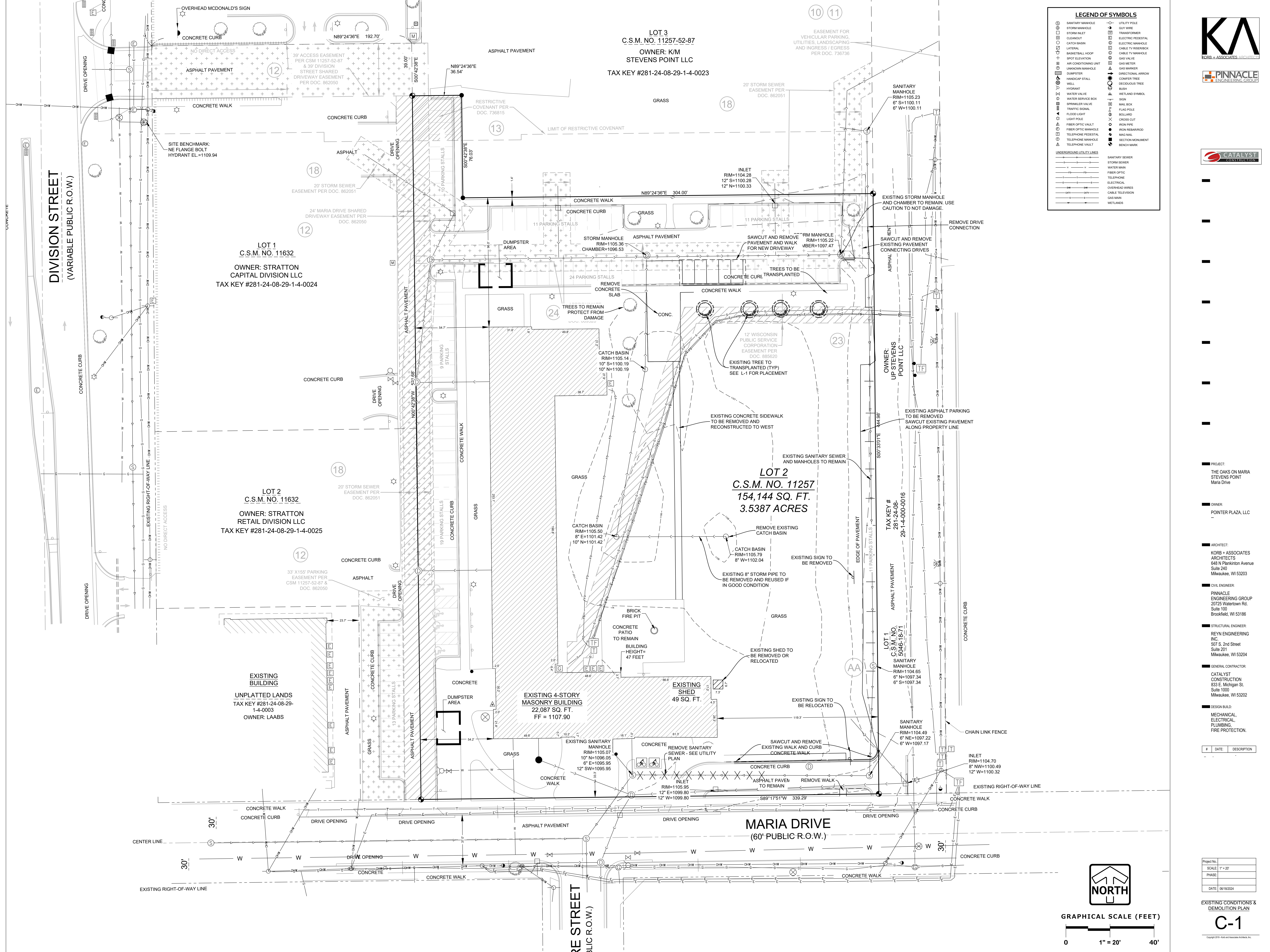
The project will include surface parking, amenities to enhance the residents' living experience, a Community Resource Facility, and an on-site management and maintenance team. The intended schedule begins construction in fall 2024, with a 14-month construction duration. The currently vacant site is located within TID #5 and fulfills the City's goals for infill development and elimination of blight.

Schedule:

Entitlement Approvals: July 2024

Permit and Construction Start: December 2024

Completion and Occupancy: January 2026



LEGEND OF SYMBOLS

	SANITARY MANHOLE		UTILITY POLE
	STORM MANHOLE		GUY WIRE
	CATCH BASIN		TRANSFORMER
	LATERAL		ELECTRIC PEDESTAL
	BASKETBALL HOOP		ELECTRIC MANHOLE
	SPOT ELEVATION		CABLE TV PEDESTAL
	AIR CONDITIONING UNIT		CABLE TV MANHOLE
	UNKNOWN MANHOLE		GAS VALVE
	DUMPSTER		GAS METER
	HANDICAP STALL		GAS MARKER
	WELL		DIRECTIONAL ARROW
	HYDRANT		DECIDUOUS TREE
	WATER VALVE		BUSH
	WATER SERVICE BOX		WETLAND SYMBOL
	SPRINKLER VALVE		SIGN
	TRAFFIC SIGNAL		MAIL BOX
	FLOOD LIGHT		FLAG POLE
	LIGHT POLE		ISLAND
	FIBER OPTIC VAULT		CROSSCUT
	TELEPHONE PEDESTAL		IRON PIPE
	TELEPHONE MANHOLE		IRON REBAR/ROD
	TELEPHONE VAULT		MAIL NAIL
			SECTION MONUMENT
			BENCH MARK

UNDERGROUND UTILITY LINES

	SANITARY SEWER
	STORM SEWER
	WATER MAIN
	FIBER OPTIC
	TELEPHONE
	ELECTRICAL
	OVERHEAD WIRES
	CABLE TELEVISION
	GAS MAIN
	WETLANDS



PROJECT:
THE OAKS ON MARIA
STEVENS POINT
Maria Drive

OWNER:
POINTER PLAZA, LLC

ARCHITECT:
KORB + ASSOCIATES
ARCHITECTS
540 N Plankinton Avenue
Suite 240
Milwaukee, WI 53203

CIVIL ENGINEER:
PINNACLE
ENGINEERING GROUP
20725 Watertown Rd.
Suite 100
Brookfield, WI 53188

STRUCTURAL ENGINEER:
REYN ENGINEERING
INC.
507 S. 2nd Street
Suite 201
Milwaukee, WI 53204

GENERAL CONTRACTOR:
CATALYST
CONSTRUCTION
833 E. Michigan St.
Suite 1000
Milwaukee, WI 53202

DESIGN BUILD:
MECHANICAL,
ELECTRICAL,
PLUMBING,
FIRE PROTECTION.

#	DATE	DESCRIPTION
---	------	-------------

Project No.	
Scale	1" = 20'
Phase	
Date	06/18/2024

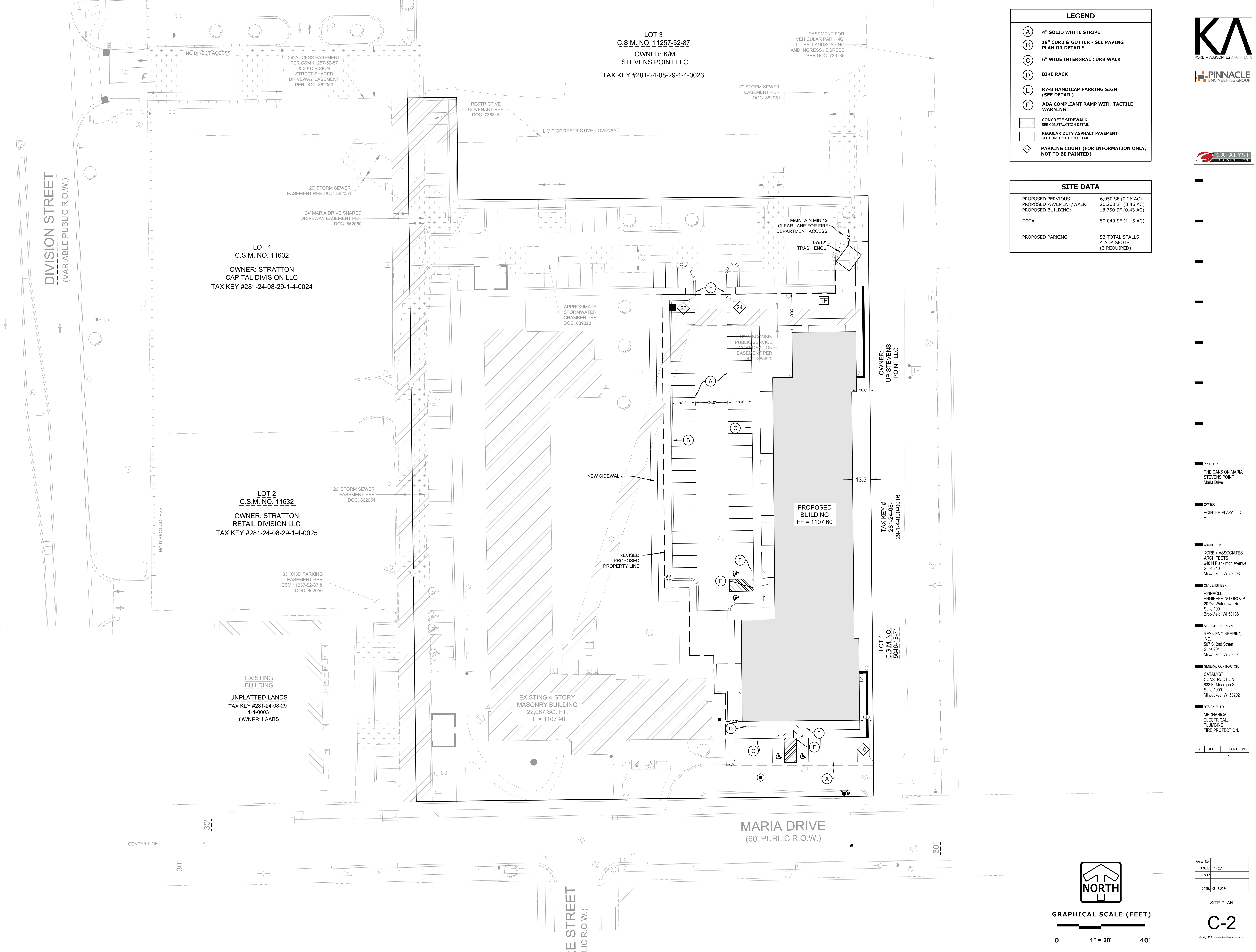
EXISTING CONDITIONS &
DEMOLITION PLAN

C-1

Copyright © 2024 Korb and Associates Architects, Inc.

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'



LEGEND

A

4" SOLID WHITE STRIPE

B

18" CURB & GUTTER - SEE PAVING PLAN OR DETAILS

C

6" WIDE INTEGRAL CURB WALK

D

BIKE RACK

E

R7-8 HANDICAP PARKING SIGN (SEE DETAIL)

F

ADA COMPLIANT RAMP WITH TACTILE WARNING

CONCRETE SIDEWALK
SEE CONSTRUCTION DETAIL

REGULAR DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAIL

10

PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)

SITE DATA	
PROPOSED PERVIOUS:	6,950 SF (0.26 AC)
PROPOSED PAVEMENT/WALK:	20,200 SF (0.46 AC)
PROPOSED BUILDING:	18,750 SF (0.43 AC)
TOTAL	50,040 SF (1.15 AC)
PROPOSED PARKING:	53 TOTAL STALLS 4 ADA SPOTS (3 REQUIRED)

KORB + ASSOCIATES ARCHITECTS

PINNACLE ENGINEERING GROUP

CATALYST CONSTRUCTION

PROJECT:
THE OAKS ON MARIA
STEVENS POINT
Maria Drive

OWNER:
POINTER PLAZA, LLC

ARCHITECT:
KORB + ASSOCIATES
ARCHITECTS
648 N Plankinton Avenue
Suite 240
Milwaukee, WI 53203

CIVIL ENGINEER:
PINNACLE
ENGINEERING GROUP
20725 Watertown Rd.
Suite 100
Brookfield, WI 53186

STRUCTURAL ENGINEER:
REYN ENGINEERING
INC.
507 S. 2nd Street
Suite 201
Milwaukee, WI 53204

GENERAL CONTRACTOR:
CATALYST
CONSTRUCTION
833 E. Michigan St.
Suite 1000
Milwaukee, WI 53202

DESIGN BUILD:
MECHANICAL,
ELECTRICAL,
PLUMBING,
FIRE PROTECTION.

#	DATE	DESCRIPTION
---	------	-------------

NORTH

GRAPHICAL SCALE (FEET)

01" = 20'

Project No.

SCALE: 1" = 20'

PHASE:

DATE: 06/18/2024

SITE PLAN

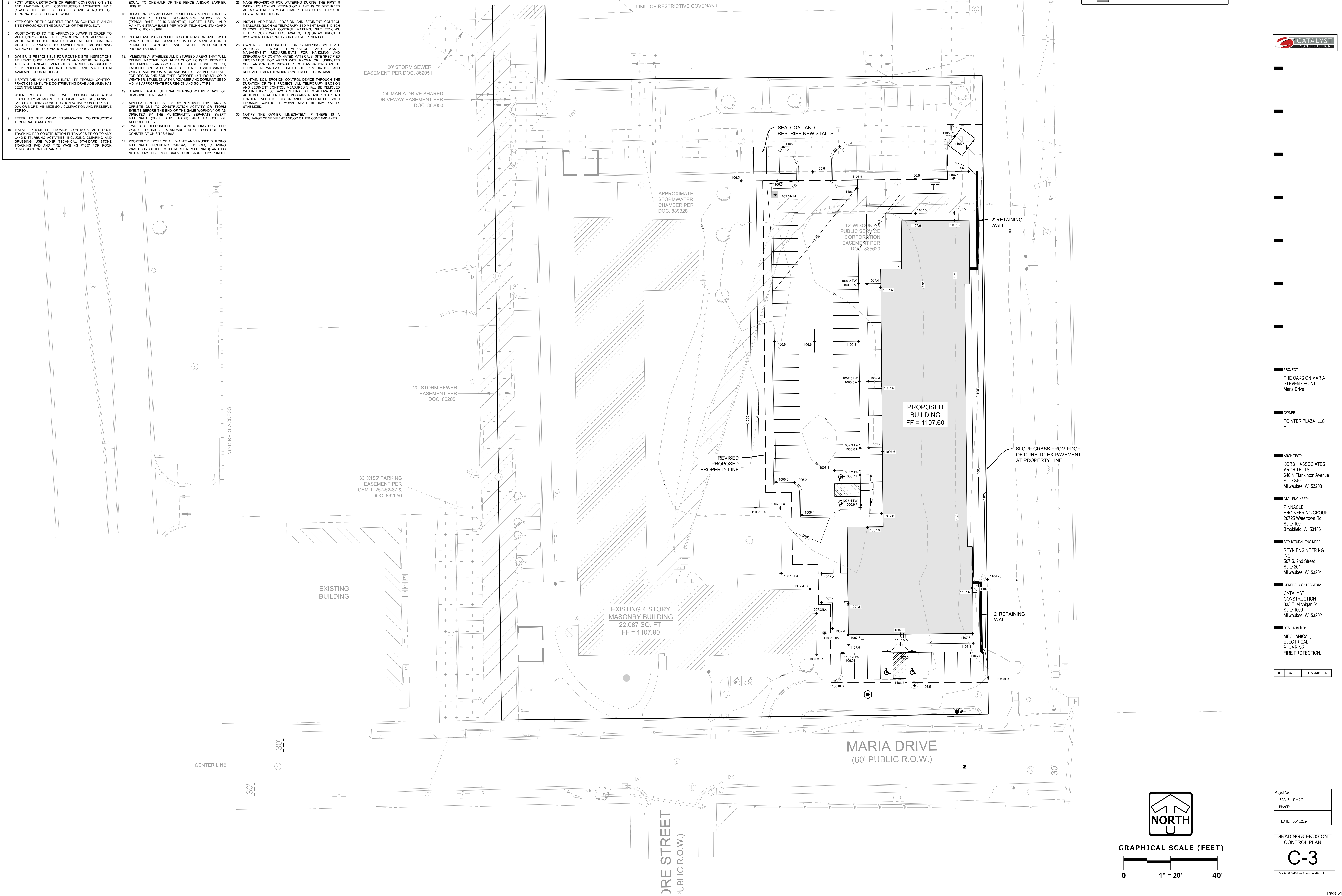
C-2

Copyright ©2024 Korb and Associates Architects, Inc.

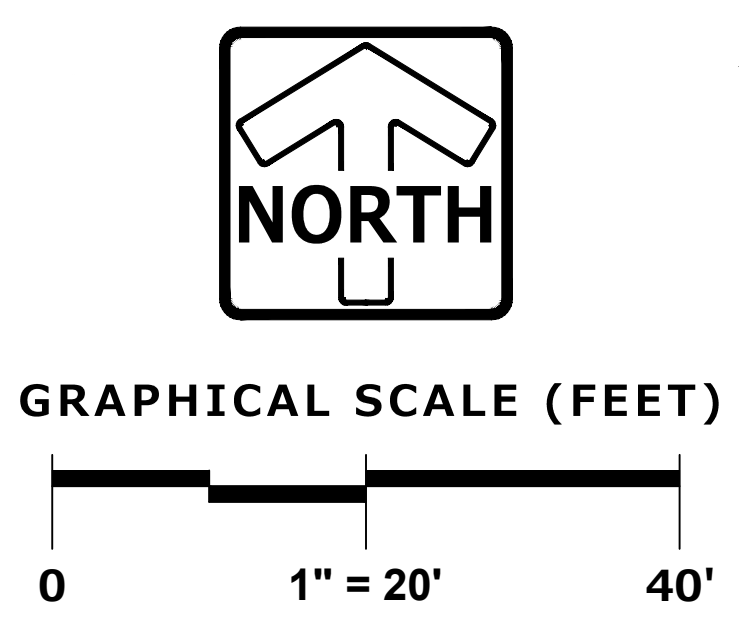
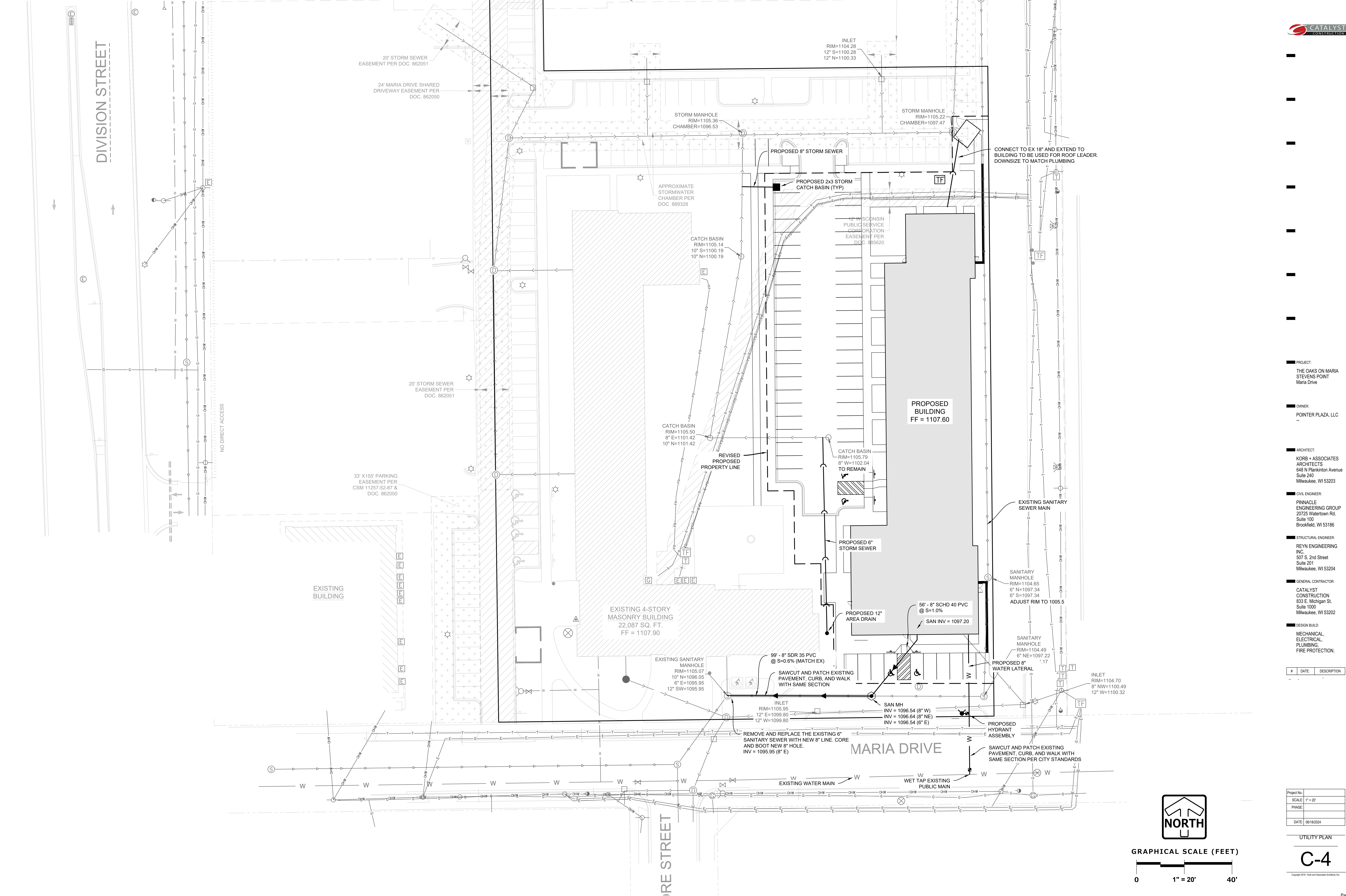
EROSION CONTROL SPECIFICATIONS & REQUIREMENTS		
1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EIMS NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT (NPDES PERMIT NO. WSR00014) FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMPs). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF AND UNDERSTAND THE BMP PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.	11. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WORK TECHNICAL STANDARD ITEM 81000 FOR PROTECTION FOR CONSTRUCTION SITES #1000.	23. COORDINATE WITH THE OWNER, ENGINEER AND DNR REPRESENTATIVE TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERMETER SEDIMENT CONTROL MEASURES SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS OR COMPACTED EARTHEN BERM.
2. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL DISCHARGE OR MORE PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIR/REPLACED.	12. WHERE POSSIBLE, STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. PER WORK TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1007.	24. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS AND TYPE MATTING FOR THE SPECIFICATIONS UNLESS SPECIFIED OTHERWISE ON THE PLANS. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WOODS WISDOT PRODUCT ACCEPTABILITY LIST (PALL). INSTALL AND MAINTAIN PER WORK TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1002.
3. POST WDR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED. THE SITE IS STABILIZED AND A NOTICE OF TERMINATION IS FILED WITH WDR.	13. PUMPS MAY BE USED AS BYPASS DEVICES IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.	25. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS AND TYPE MATTING FOR THE SPECIFICATIONS UNLESS SPECIFIED OTHERWISE ON THE PLANS. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WOODS WISDOT PRODUCT ACCEPTABILITY LIST (PALL). INSTALL AND MAINTAIN PER WORK TECHNICAL STANDARD CHANNEL EROSION MAT #1003.
4. KEEP COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.	14. INSTALL AND MAINTAIN SILT FENCING PER WDR TECHNICAL STANDARD SILT FENCE #1006. REMOVE SEGMENT FROM BEHIND SILT FENCE AND SEDIMENT BARRIERS BEFORE SEGMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.	26. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
5. MODIFICATIONS TO THE APPROVED SWAPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMPs. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO IMPLEMENTATION OF THE APPROVED PLAN.	15. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE (RECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL AND MAINTAIN STRAW BALES PER WORK TECHNICAL STANDARD DITCH CHECKS #1002.	27. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLE, SWALES, ETC) OR AS DIRECTED BY OWNER, MUNICIPALITY, OR DNR REPRESENTATIVE.
6. OWNER IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.	16. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER BETWEEN SEPTEMBER 15 AND OCTOBER 15. STABILIZE WITH MULCH, TACKIFIER AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL GRASS OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER. STABILIZE WITH A POLYMER AND DOMINANT SEED MIX AS APPROPRIATE FOR REGION AND SOIL TYPE.	28. OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WORK REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WINDERS' BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM PUBLIC DATABASE.
7. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.	17. WHEN POSSIBLE, PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS). MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE. MINIMIZE SOIL COMPACTION AND PRESERVE TOPSOIL.	29. MAINTAIN SOIL EROSION CONTROL DEVICE THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS ARE FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCE ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
8. REFER TO THE WDR STORMWATER CONSTRUCTION TECHNICAL STANDARDS.	18. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE MUNICIPALITY. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.	30. NOTIFY THE OWNER IMMEDIATELY IF THERE IS A DISCHARGE OF SEDIMENT AND/OR OTHER CONTAMINANTS INTO THE RECEIVING CHANNEL.
9. INSTALL PERMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCES PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WORK TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1007 FOR ROCK CONSTRUCTION ENTRANCES.	19. OWNER IS RESPONSIBLE FOR CONTROLLING DUST PER WDR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES #1008.	
	20. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTE, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF	

CONSTRUCTION SITE SEQUENCING

- ALL WORK SHALL BE IN CONFORMANCE WITH THE DNR WISCONSIN PERMIT AND CITY OF STEVENS POINT EROSION CONTROL PERMIT. SITE SEQUENCING IS ANTICIPATED BASED ON THE BEST INFORMATION AVAILABLE PRIOR TO CONSTRUCTION. DEVIATIONS FROM THE SEQUENCE MAY OCCUR WHEN THERE IS GOOD REASON TO DO SO. ALL CHANGES SHALL BE DOCUMENTED IN WRITING AND REVIEWED/APPROVED BY THE OWNER AND/OR ENGINEER IF NECESSARY.
- APPROXIMATE CONSTRUCTION DURATION: ANTICIPATED START DATE: ANTICIPATED END DATE:
1. INSTALL PERMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
2. REMOVAL OF ALL SITE FEATURES THAT INTERFERE WITH NEW DEVELOPMENT INCLUDING ASPHALT, CONCRETE, CURBS, GUTTERS, FENCES, LIGHT POLES, UTILITIES, TREES, LANDSCAPING & FOUNDATIONS.
3. CONDUCT ROUGH GRADING EFFORTS.
4. BEGIN BUILDING CONSTRUCTION.
5. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
6. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
7. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
8. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.



LEGEND			
	SANITARY SEWER MANHOLE		TELEPHONE LINE
	STORM SEWER MANHOLE		WATER MAIN
	STORM SEWER CATCH BASIN (ROUND CASTING)		FIRE PROTECTION
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		UTILITY CROSSING
	PRECAST CONCRETE FLARED END SECTION		ELECTRICAL CABLE
	CLEANOUT		GAS MAIN
	VALVE BOX		OVERHEAD WIRES
	FIRE HYDRANT		LIGHTING
	SANITARY SEWER		ELECTRICAL TRANSFORMER OR PEDESTAL
	FORCE MAIN		POWER POLE
	STORM SEWER		POWER POLE WITH LIGHTS
	DRAIN TILE		STREET SIGN



KORB + ASSOCIATES ARCHITECTS

PINNACLE ENGINEERING GROUP

CATALYST CONSTRUCTION

PROJECT:
THE OAKS ON MARIA
STEVENS POINT
Maria Drive

OWNER:
POINTER PLAZA, LLC

ARCHITECT:
KORB + ASSOCIATES
ARCHITECTS
548 N Plankinton Avenue
Suite 240
Milwaukee, WI 53203

CIVIL ENGINEER:
PINNACLE
ENGINEERING GROUP
20725 Watertown Rd.
Suite 100
Brookfield, WI 53188

STRUCTURAL ENGINEER:
REYN ENGINEERING
INC.
507 S. 2nd Street
Suite 201
Milwaukee, WI 53204

GENERAL CONTRACTOR:
CATALYST
CONSTRUCTION
833 E. Michigan St.
Suite 1000
Milwaukee, WI 53202

DESIGN BUILD:
MECHANICAL,
ELECTRICAL,
PLUMBING,
FIRE PROTECTION.

#	DATE:	DESCRIPTION
1	06/18/2024	UTILITY PLAN

Project No. _____

SCALE 1" = 20'

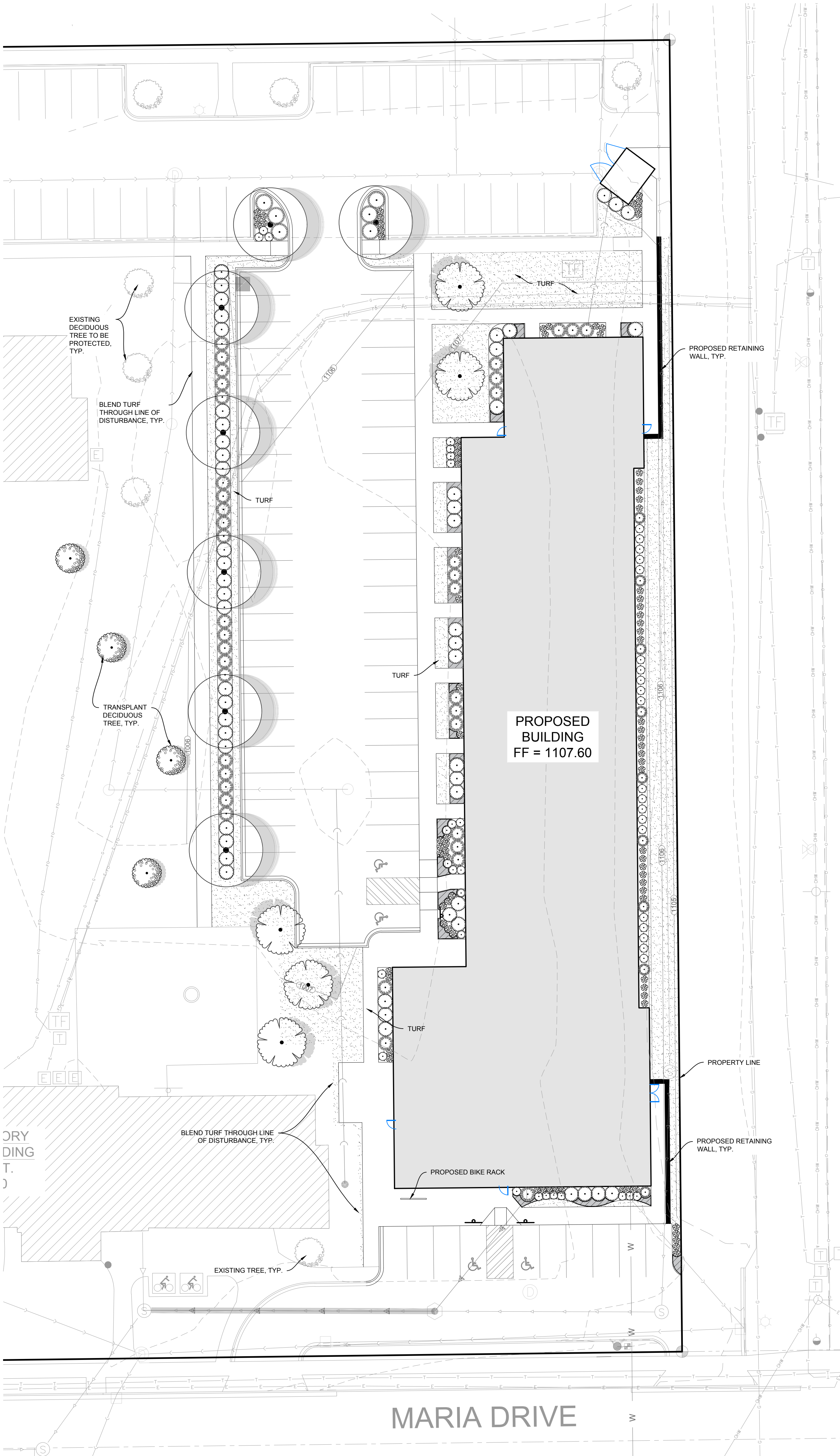
PHASE _____

DATE 06/18/2024

UTILITY PLAN

C-4

Copyright ©2024 Korb and Associates Architects, Inc.



CONCEPT PLANT SCHEDULE

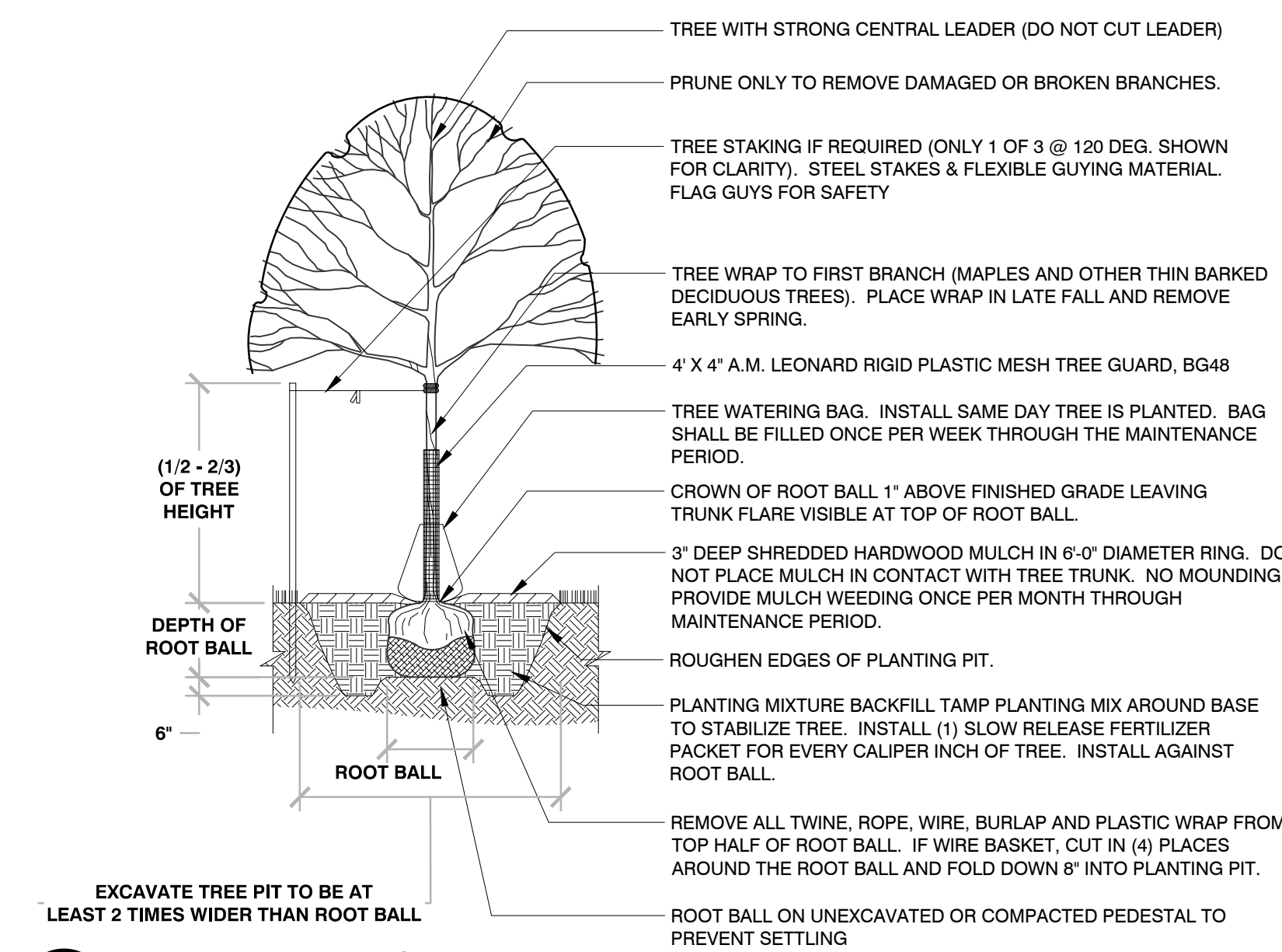
	CANOPY TREES Acer freemanii / Autumn Blaze / Autumn Blaze Maple Acer saccharum / Sugar Maple Gleditsia inaequalis 'Inermis' / Skyline / Skyline Thornless Honey Locust Quercus ellipsoidalis / Northern Pine Oak Quercus rubra / Borealis / Northern Red Oak Tilia americana / Redmond / Redmond American Linden Ulmus americana 'New Horizon' / New Horizon American Elm	7	2' Cal. 2' Cal. 2' Cal. 2' Cal. 2' Cal. 2' Cal.
	ORNAMENTAL TREES Amelanchier x grandiflora / Autumn Brilliance / Autumn Brilliance Serviceberry Betula nigra / River Birch Crataegus crus-galli 'Inermis' TM / Thornless Cockspur Hawthorn Malus x 'Harvest Gold' / Harvest Gold Crab Apple Pyrus calleryana / Autumn Blaze / Autumn Blaze Pear Syringa reticulata 'Summer Storm' / Summer Storm Tree Lilac	5	2' Cal. 2' Cal. 2' Cal. 2' Cal. 2' Cal. 2' Cal.
	TRANSPLANT- EXISTING TREES	4	
	NARROW EVERGREEN SHRUB Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	9	4' Ht.
	MEDIUM DECIDUOUS SHRUB Aronia melanocarpa / Esda / Glossy Black Chokeberry Hydrangea p. Vanilla Strawberry / Vanilla Strawberry Hydrangea Rosa rugosa 'Purple Pavement' / Purple Pavement Rugosa Rose Sambucus racemosa Lemnory Lace / Lemnory Lace Elderberry Syringa meyeri 'Palatin' / Dwarf Korean Lilac	51	3 gal. 3 gal. 3 gal. 3 gal. 3 gal.
	MEDIUM EVERGREEN SHRUB Juniperus chinensis 'Sea Green' / Sea Green Juniper Juniperus chinensis 'Sea of Gold' / Sea of Gold Juniper Juniperus chinensis 'Ritteriana Kallay' / Kallay Compact Juniper Juniperus virginiana 'Grey Owl' / Grey Owl Juniper Taxus x media 'Densiformis' / Dense Yew Taxus x media 'Tuxton' / Tuxton Yew Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	38	3 gal. 3 gal. 3 gal. 3 gal. 3 gal. 4' Ht.
	SMALL EVERGREEN SHRUB Juniperus squamata 'Blue Star' / Blue Star Juniper Picea abies 'Nidiformis' / Nest Spruce Pinus mugo 'Slowmound' / Slowmound Mugo Pine Thuja occidentalis 'Congabe' / Fire Chief Arborvitae	2	2 gal. 2 gal. 2 gal.
	SMALL DECIDUOUS SHRUBS Diervilla lonicera / Dwarf Bush Honeysuckle Diervilla sessilifolia 'Cool Splash' / Cool Splash False Honeysuckle Forsythia viridissima 'Bronxensis' / Bronx Forsythia Potentilla fruticosa 'Goldfinger' / Goldfinger Potentilla Potentilla fruticosa 'McKay's White' / McKay's White Potentilla Spiraea japonica 'Goldmound' / Spirea	43	2 gal. 2 gal. 2 gal. 2 gal. 2 gal. 2 gal.
	ORNAMENTAL GRASSES Andropogon gerardii / Big Blue Stem Panicum virgatum 'Heavy Metal' / Blue Switch Grass Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass Sporobolus heterolepis / Prairie Dropseed	90	1 gal. 1 gal. 1 gal. 1 gal.
	LOW EVERGREEN SHRUBS Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper Juniperus horizontalis 'Youngstown' / Creeping Juniper	6	3 gal. 3 gal.
	PERENNIALS PENNIALS / VARIOUS SPECIES	224 sf	4.5' cont.
	TURF	8,172 sf	

GENERAL PLANTING NOTES

- THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
- THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
- ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE #8. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
- ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
- ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
- TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
- ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
- BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
- ALL SPRING TREES MUST BE FRESHLY DUG IN THE SPRING OF 2019.
- ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE AUTUMN OF 2019.
- TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
- WHILE PLANTING TREES AND SHRUBS, BACKFILL 1/3 OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
- ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAR DEFINITION BETWEEN TURF AND PLANTING AREAS.
- ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 3" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
- FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. SEED MIX SHALL CONSIST OF A 70/30 MIX OF ELITE FESCUE AND ELITE BLUEGRASS VARIETIES. 70% FESCUE BLEND SHALL CONSIST OF A MINIMUM OF TWO VARIETIES. 30% BLUEGRASS BLEND SHALL CONSIST OF A MINIMUM OF TWO VARIETIES. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
- THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X 6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
- ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
- ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
- THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
- THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
- PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

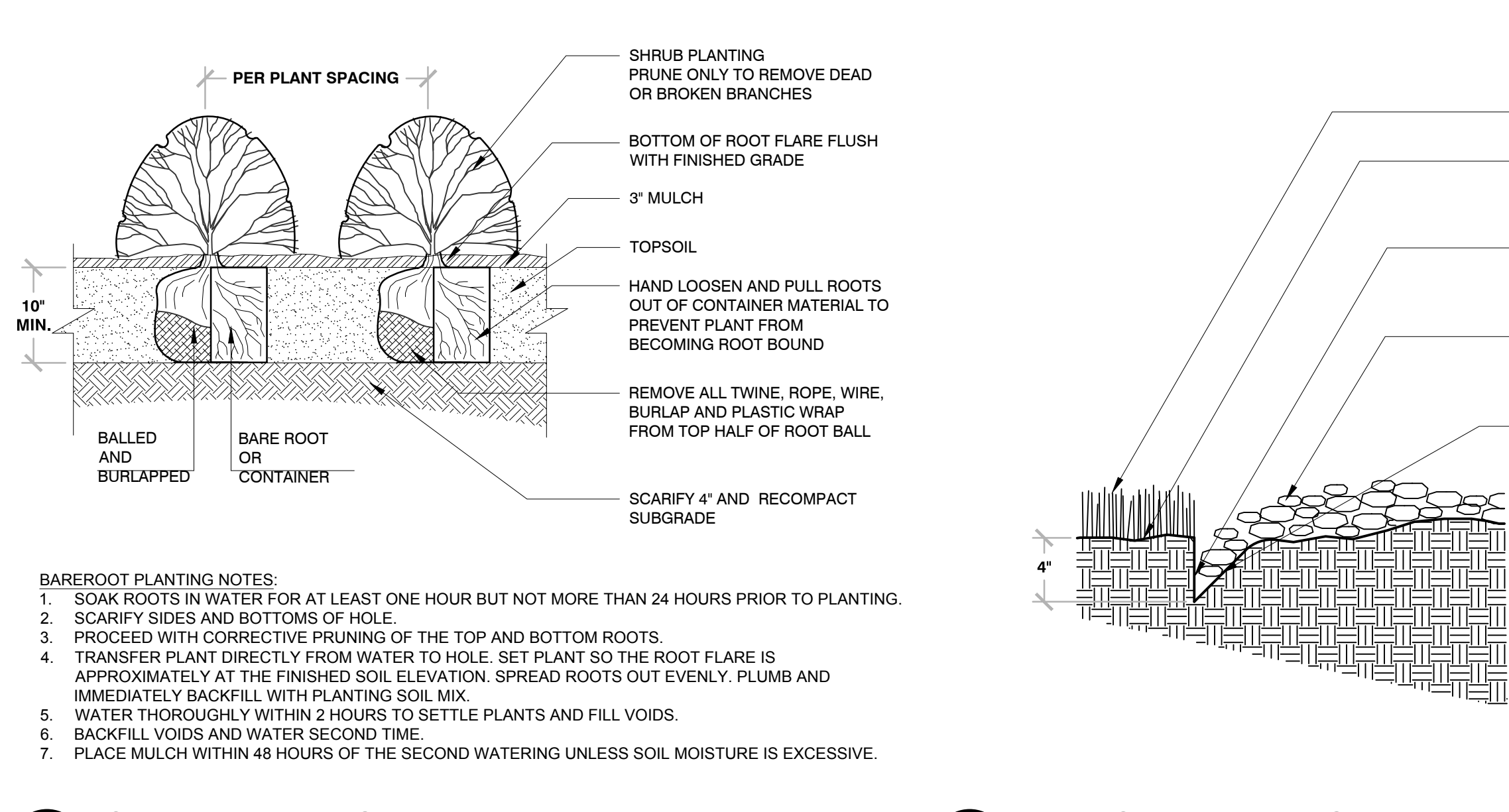
- LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEEOUS MATTER. INTERNAL PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".
- THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
- TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
- SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
- PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
- DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
- ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.



1 TREE PLANTING

1/4" = 1'-0"

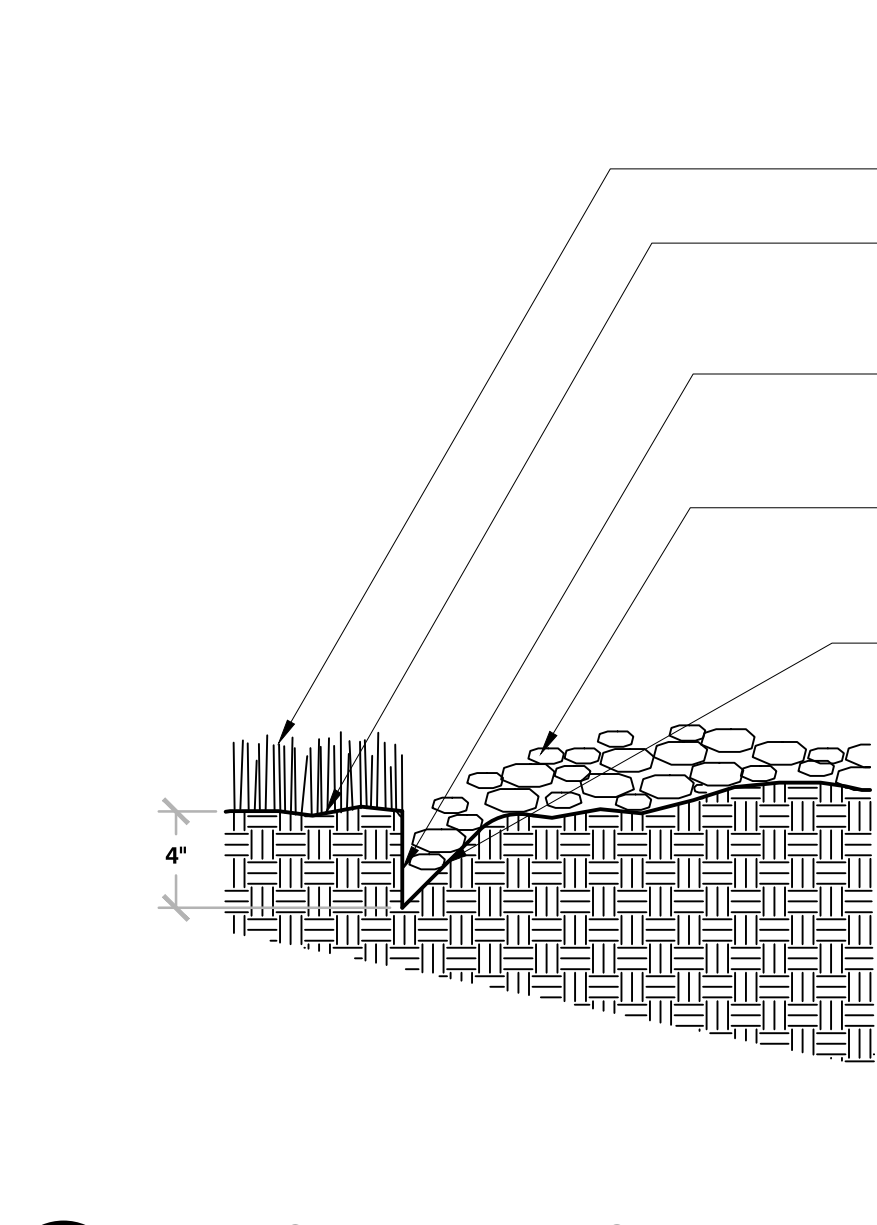
329343-01



2 SHRUB PLANTING

1/2" = 1'-0"

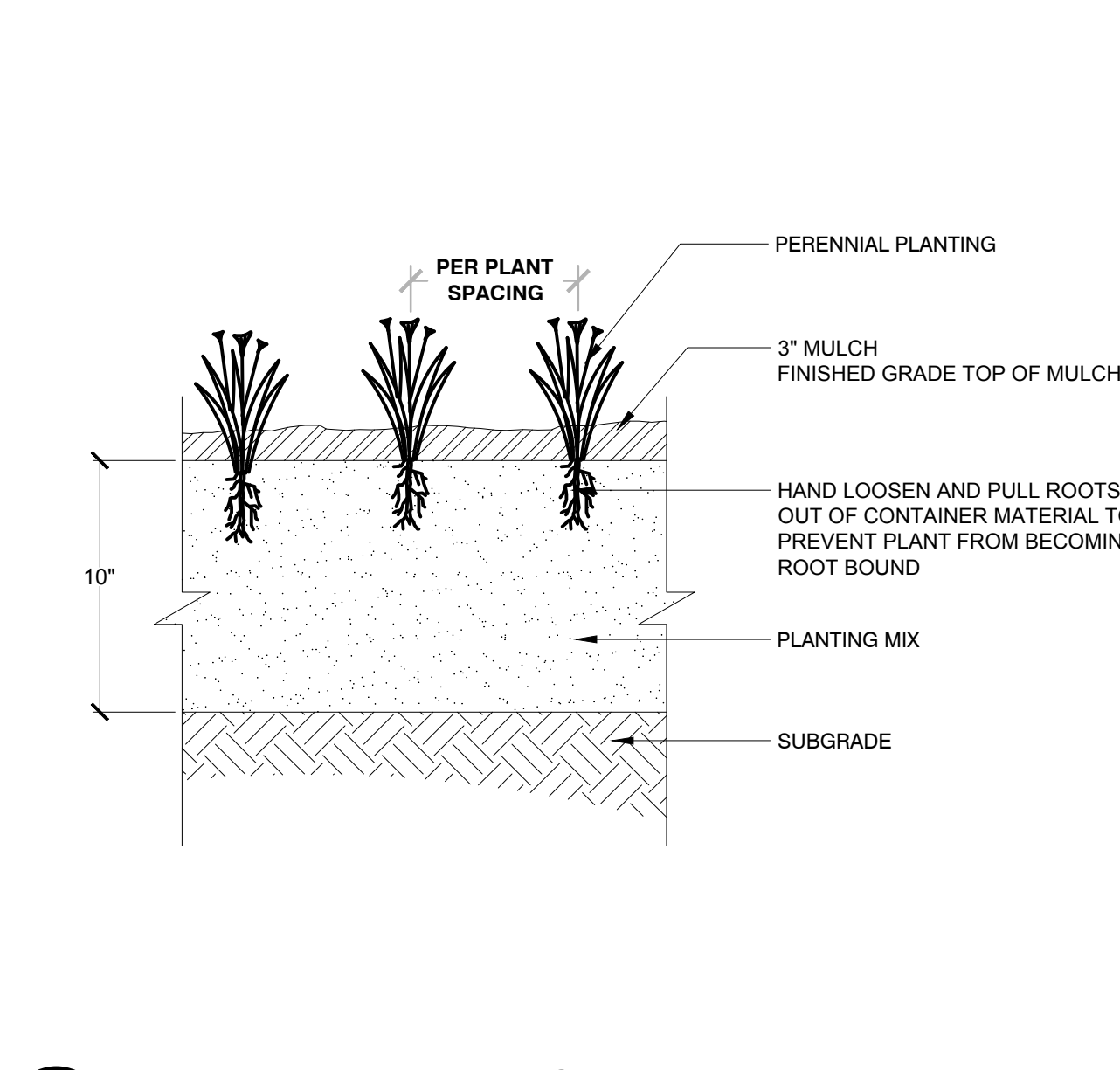
329333-02



3 TRENCHED BED EDGE

3/4" = 1'-0"

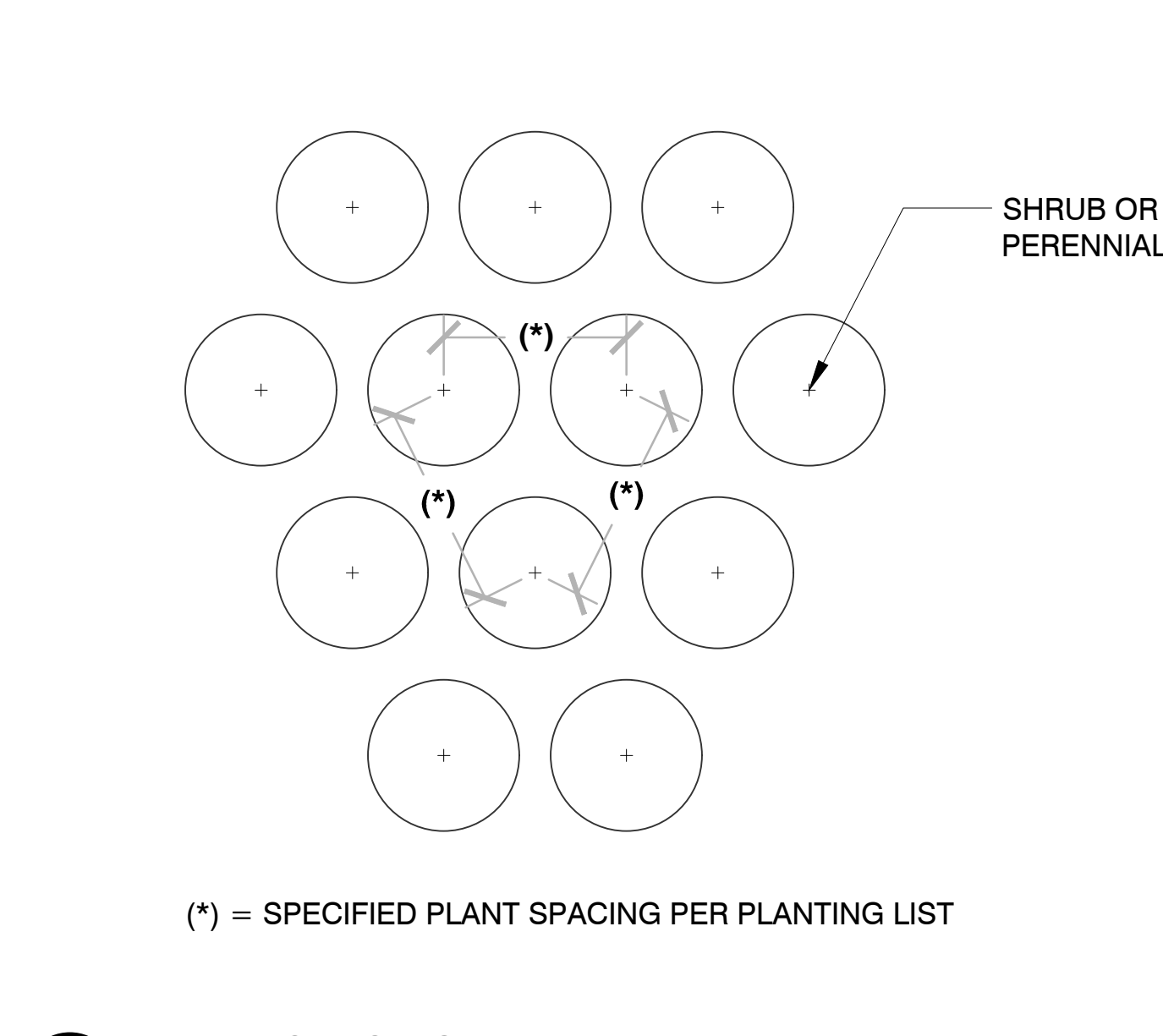
3293-03



4 PERENNIAL PLANTING

1" = 1'-0"

3293-01

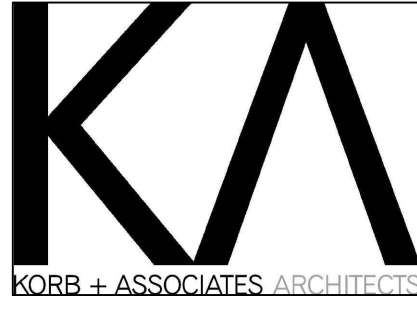


5 PLANT SPACING

3/4" = 1'-0"

3293-02

(*) = SPECIFIED PLANT SPACING PER PLANTING LIST



PROJECT:
THE OAKS ON MARIA
STEVENS POINT
Maria Drive

OWNER:
POINTER PLAZA, LLC

ARCHITECT:
KORB + ASSOCIATES
ARCHITECTS
648 N. Plankinton Avenue
Suite 240
Milwaukee, WI 53203

CIVIL ENGINEER:
PINNACLE
ENGINEERING GROUP
20725 Watertown Rd.
Suite 100
Brookfield, WI 53186

STRUCTURAL ENGINEER:
REYN ENGINEERING
INC.
507 S. 2nd Street
Suite 201
Milwaukee, WI 53204

GENERAL CONTRACTOR:
CATALYST
CONSTRUCTION
833 E. Michigan St.
Suite 1000
Milwaukee, WI 53202

DESIGN BUILD:
MECHANICAL,
ELECTRICAL,
PLUMBING,
FIRE PROTECTION.

#	DATE	DESCRIPTION
---	------	-------------

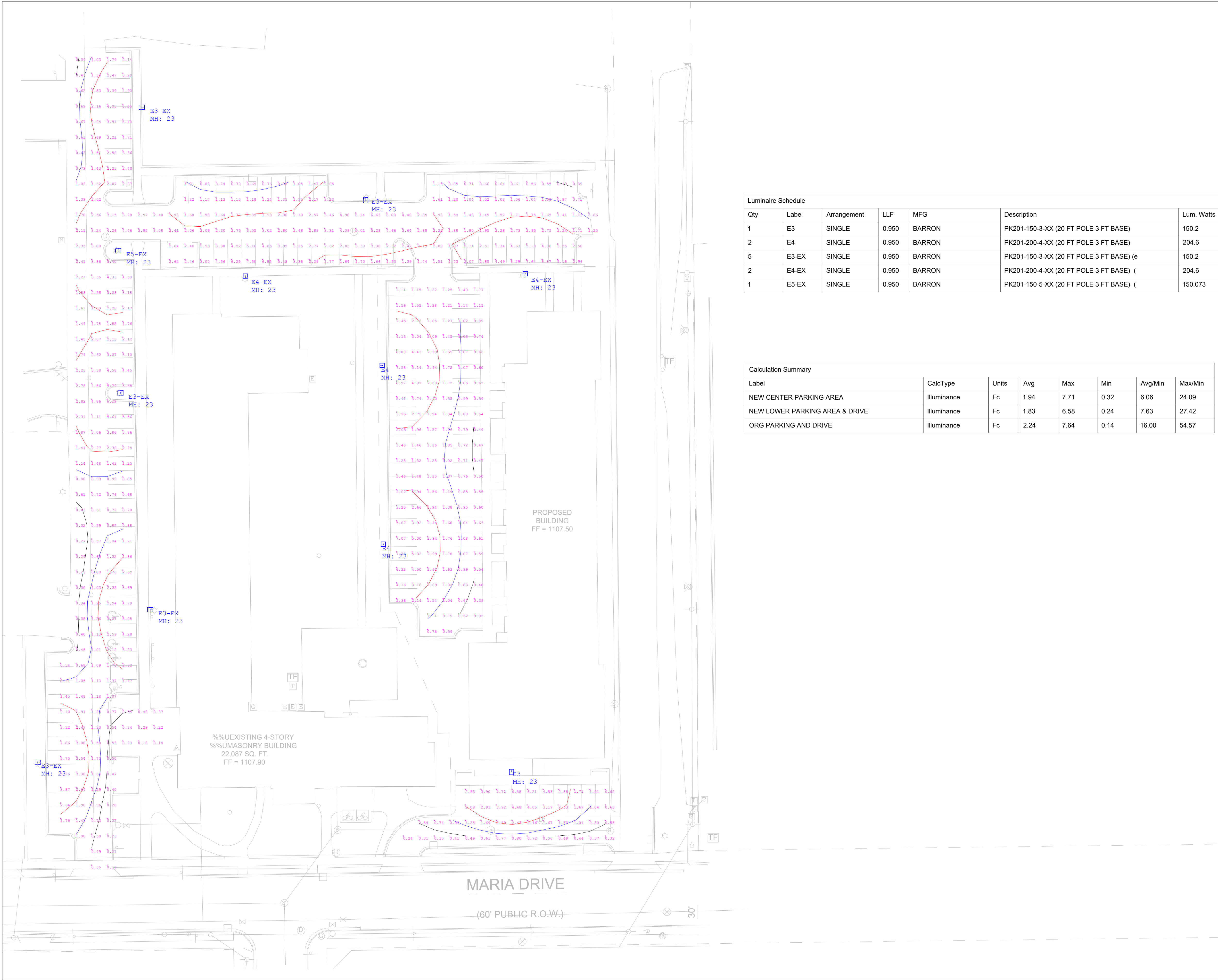
1 06/18/2024

Project No.	
SCALE	1" = 20'
PHASE	
DATE	06/18/2024

LANDSCAPE PLAN

L-1

Copyright 2015 - Korb and Associates Architects, Inc.



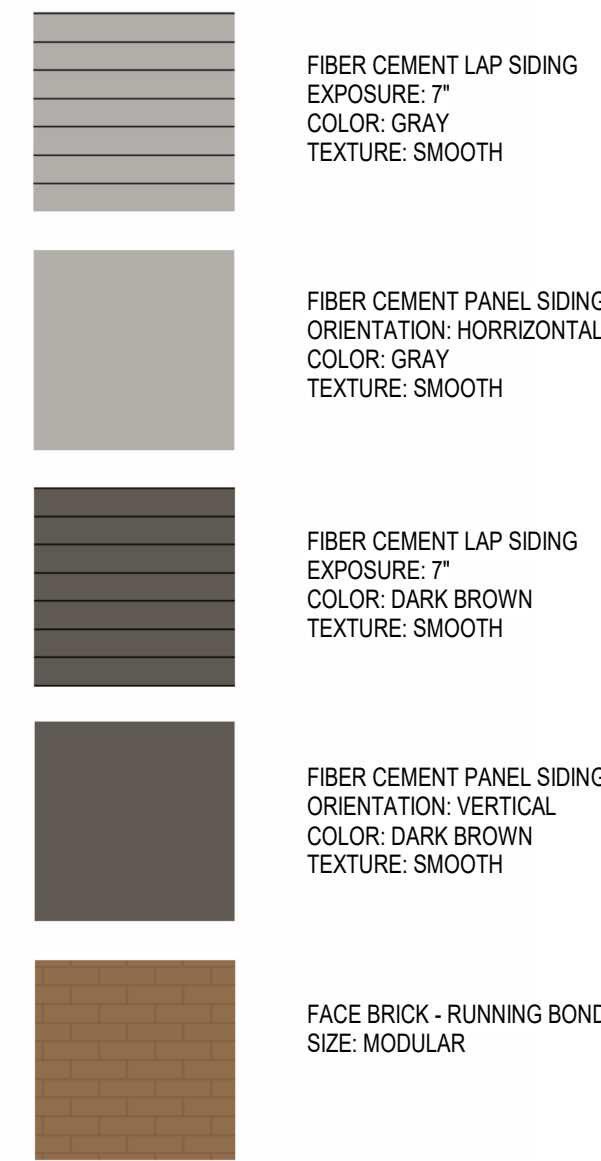
Luminaire Schedule								
Qty	Label	Arrangement	LLF	MFG	Description	Lum. Watts	Total Watts	Lum. Lumens
1	E3	SINGLE	0.950	BARRON	PK201-150-3-XX (20 FT POLE 3 FT BASE)	150.2	150.2	20098
2	E4	SINGLE	0.950	BARRON	PK201-200-4-XX (20 FT POLE 3 FT BASE)	204.6	409.2	24709
5	E3-EX	SINGLE	0.950	BARRON	PK201-150-3-XX (20 FT POLE 3 FT BASE) (e	150.2	751	20098
2	E4-EX	SINGLE	0.950	BARRON	PK201-200-4-XX (20 FT POLE 3 FT BASE) (	204.6	409.2	24709
1	E5-EX	SINGLE	0.950	BARRON	PK201-150-5-XX (20 FT POLE 3 FT BASE) (	150.073	150.073	20728

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
NEW CENTER PARKING AREA	Illuminance	Fc	1.94	7.71	0.32	6.06	24.09
NEW LOWER PARKING AREA & DRIVE	Illuminance	Fc	1.83	6.58	0.24	7.63	27.42
ORG PARKING AND DRIVE	Illuminance	Fc	2.24	7.64	0.14	16.00	54.57

COMMENTS					
DATE					
#					
REVISIONS					

DRAWN BY : JT	DATE : JUNE 18 2024	SCALE : 1" = 30'
---------------	---------------------	------------------

UW STEVENS POINT	STEVENS POINT, WISCONSIN	THE OAKS - STUDENT HOUSING SITE LIGHTING
------------------	--------------------------	--



MATERIAL KEY



4 WEST ELEVATION
A200 1/8" = 1'-0"



3 EAST ELEVATION
A200 1/8" = 1'-0"



2 NORTH ELEVATION
A200 1/8" = 1'-0"



1 SOUTH ELEVATION (MARIA DRIVE)
A200 1/8" = 1'-0"

PROJECT:
THE OAKS ON MARIA
1800 MARIA DRIVE
STEVENS POINT, WI 54481

OWNER:
THE OAKS ON MARIA LLC
2961 DECKER DRIVE
RICE LAKE, WI 54868

ARCHITECT:
KORB + ASSOCIATES
ARCHITECTS
648 N. FLANKINTON AVE
SUITE 240
MILWAUKEE, WI 53203

CIVIL ENGINEER:
PINNACLE ENGINEERING
GROUP
20725 WATERTOWN ROAD
SUITE 100 BROOKFIELD, WI
53186

STRUCTURAL ENGINEER:
REYN ENGINEERING
507 S. 2ND STREET, STE 201
MILWAUKEE, WI 53204

DATE: REVISION:

PROJECT: 2403
SCALE: As Indicated
PHASE: CD REVIEW SET
DATE: 6/18/2024

BUILDING ELEVATIONS

A200

Copyright (C) Korb and Associates Architects, Inc.

- FOR REVIEW - NOT FOR CONSTRUCTION -



TO: City Plan Commission

CC: Director Joel Lemke, Public Utilities & Transit

FROM: Ryan Kernosky, Director of Community Development

DATE: July 1, 2024

RE: Request from the City of Stevens Point for Acquisition of Parcel 020240814-14.06

Commissioners –

The City was recently made aware that the subject parcel (020240814-14.06) is on the market. This parcel is immediately adjacent to the City of Stevens Point Municipal Well #11 and does not have sanitary sewer or municipal water access. Because the parcel was created prior to the current wellhead protection ordinance, there is nothing preventing the issuance of a well and septic permit for a potential property owner to construct a home. Given the continued concern over protecting the City's wellheads from any possible contamination, the Public Utilities Department is seeking to acquire the property.

Pursuant to WI Stats. 62.23(5), the matter before the Plan Commission is to review the acquisition of the property only.

Staff recommends approval as presented.





TO: City Plan Commission

FROM: Ryan Kernosky, Director of Community Development

DATE: June 24, 2024

RE: **Request from the City of Stevens Point for a partial acquisition of parcel ID 0206834 for the purposes of extending Evelyn Court to Maple Bluff Road**

Commissioners –

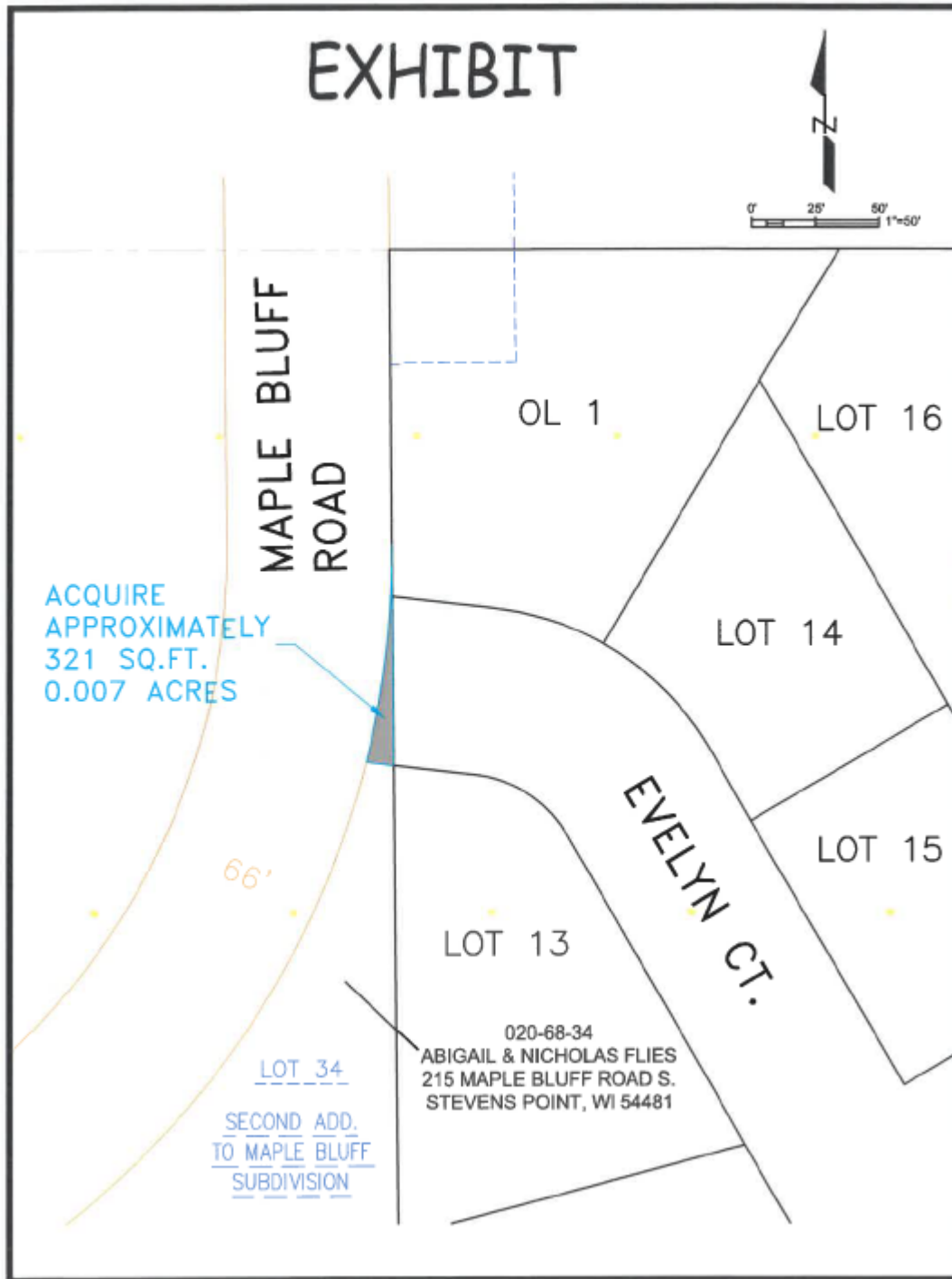
Consistent with the recently approved Forest Creek Subdivision Plat, the City has negotiated a partial acquisition of the subject parcel for road Right of Way purposes to extend the planned Evelyn Ct to Maple Bluff Road.

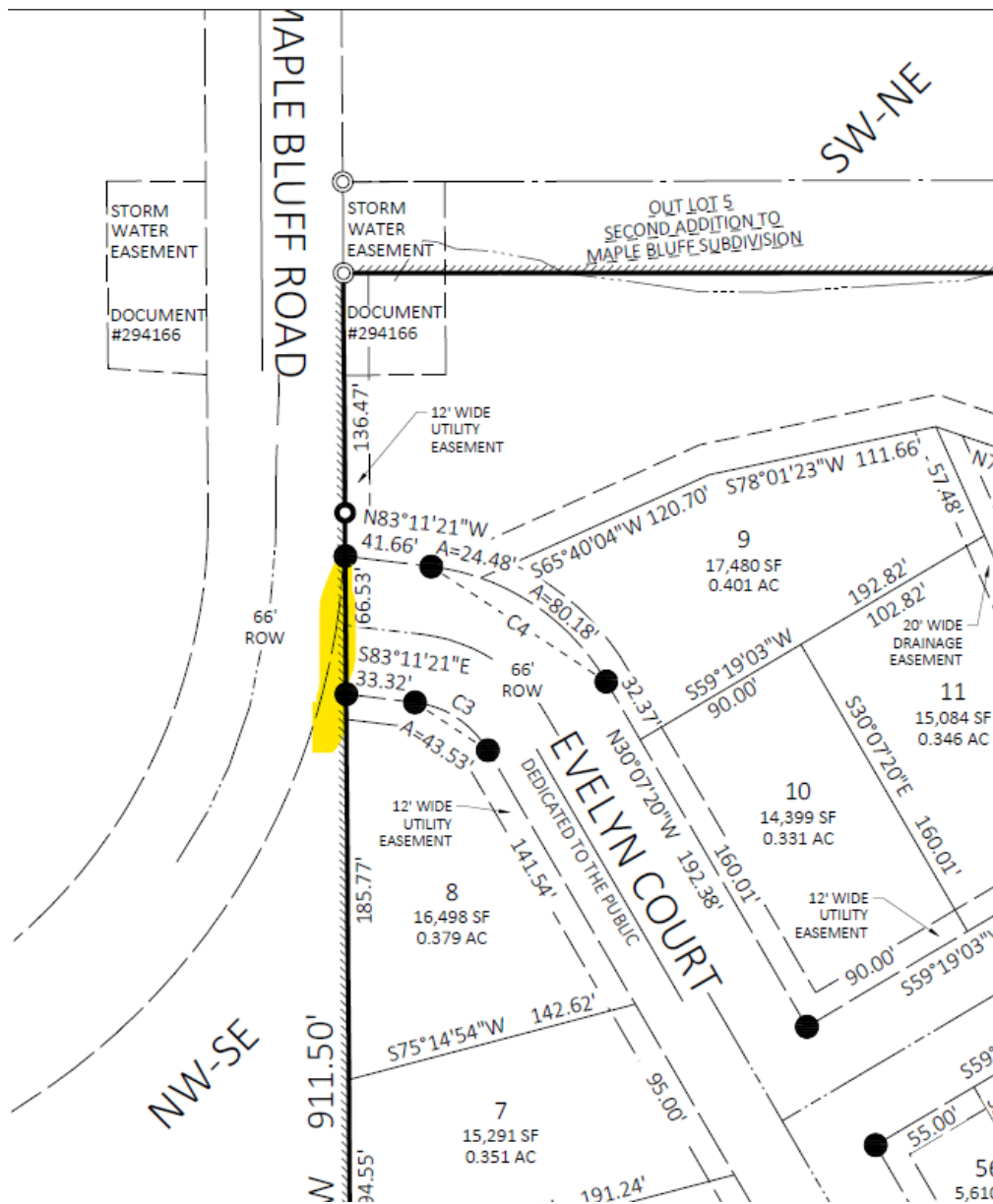
The subject acquisition is ~312 sq ft in size. Pursuant to WI Stats. 62.23(5), the matter before the Plan Commission is to review the acquisition of the property only.

Staff recommends approval as presented.



EXHIBIT





Wisconsin Public Service
DISTRIBUTION FACILITIES INSTALLATION AGREEMENT

District: 64

This contract is for the installation of Electric facilities entered into on June 12, 2024 (Contract Date) between CITY OF STEVENS POINT (Customer) and Wisconsin Public Service Corporation (WPSC).
Site Address / Description / Location : 2000 RIVER VIEW AVE in the CITY OF STEVENS POINT, County of PORTAGE, State of WI.

WPSC agrees to install facilities and provide service in accordance with all appropriate regulations and tariffs as filed with the Public Service Commission of Wisconsin (PSCW) and /or Michigan Public Service Commission (MPSC). WPSC furthermore agrees to render service to the Customer at such point on the premise as has been mutually determined and agreed upon. The Customer agrees to comply with all terms and conditions as stated on Page 2 of this contract, including the commencement date of Minimum Charges, and all appropriate WPSC tariffs on file with PSCW and /or MPSC.

Type of Electric Service:

	<u>-Electric-</u>	
Standard System Facility Costs (Refundable)	\$10,423.27	
Allowances	(\$1,371.00)	
Special System Facilities Costs (Refundable)	\$0.00	
Refundable Sub Total	<u>\$9,052.27</u>	
Special Facilities Costs Non Refundable:		
System	\$0.00	
Service*	\$1,088.50	
Temporary Service	\$0.00	
Non Refundable Sub Total	<u>\$1,088.50</u>	
Electric Total:	\$10,140.77	
Total Cost		<u>\$10,140.77</u>

*This agreement ☒ does ☐ does not include the cost of the service(s) to the meter. When it does not, additional charges may be forthcoming.

Area Expansion Program: This extension was installed under the Company's Area Expansion Program (AEP) Tariff. The AEP charge is calculated using an economic model approved by the PSCW and is based on an estimated 5 year conversion rate. If the estimated number of conversions is not obtained, AEP surcharges may extend past the projected end date until sufficient AEP contributions are collected. Applicable AEP information for this extension is:

The AEP charge is N/A per month.

Allowances and refunds are determined by WPSC's extension rule policies that have been approved by the PSCW and /or MPSC. These rules are subject to change pending approval by the PSCW or MPSC. A 5 year development period will begin from the date this facility/project is energized for the electric facility and pressurized for gas facility. Applicable refunds will be made during this time period.

Refund amounts shall equal the allowance applicable to customer additions based on the current extension allowance or the allowances in effect when the addition occurs, whichever is greater, less the added investment in distribution system facilities required. After the development period, the Customer agrees to reimburse WPSC for all allowances received on this contract that did not result in customers taking service by the expiration of the development period.

A tabulation of said allowance(s) is as follows:

Customer Name / Lot #	Address / Plat	Ext. Allowance Amount
CITY OF STEVENS POINT	2000 River View Dr., Stevens Point, WI	1 Elec @ 1371 = \$1,371.00

Applicable refunds will be made to: ☐ Contracting Developer ☒ Property Owner ☐ Other _____

I have read, understand and agree to the terms and conditions of this contract

Customer Signature: _____ Date: _____

Mailing Address: 2442 SIMS AVE STEVENS POINT, WI 54481-3106

WPSC Signature: _____ Date: _____

Work Request/Revision: 3416298-1

Account# _____ Energized Date _____ CIS Field Order Id 461901595

ADDITIONAL TERMS AND CONDITIONS

1. This Contract is not effective until signed by both Company and the Customer. If the Customer fails to return the Contract to Company within sixty days of the Company signature date or contract date, the Contract offer is null and void.
2. The payment calculation of this Contract is subject to change if the Customer causes a construction delay, there is change in scope, or actions by governmental authorities cause a calculation change. Any change shall be reviewed with the Customer prior to construction and a new Contract shall be executed. Adjustment of customer payment requirements (refunds or additional payment) to reflect actual changes in the size or number of units installed, major rock or frost removal, and similar items affecting the scope of the project, shall be made if adjustment is greater than \$20. This adjustment, if applicable, will normally occur within six months of completion of construction. Any changes will be reviewed with the Customer.
3. As a condition of receiving service, the Customer agrees to grant the Company, at no cost, an easement for the necessary construction, operation, and maintenance including tree trimming of any portion of the extension necessary to serve the Customer.
4. Within the boundaries of the Customer's development project area, the Customer shall be responsible for all necessary environmental compliance actions including the installation, inspection, maintenance and removal of all soil erosion and sediment control best management practices (BMPs). The Company is responsible for repairing any BMPs damaged by Company or Company's contractor during Company's installation activities as well as the Company's necessary environmental compliance actions outside of the Customer's development project area.
5. The Customer further understands that their structure must comply with the applicable PSCW / MPSC Conservation Code and any other applicable codes and that any noncompliance in future inspections by the Company may be grounds for disconnection of service.
6. If the service to the Customer is part of a project designed to serve several customers from one extension, it is understood that this Contract will be binding on the parties hereto only when and if the Company secures sufficient contracts to warrant, in Company's sole discretion, the construction of the project.
7. All the terms and conditions of this Contract shall extend to and be binding upon the heirs, executors, administrators, successors, and assigns of the parties hereto. If the Customer leases, sells, or otherwise disposes of the property herein described, he shall complete the payments according to this Contract unless he shall have secured an assumption of his remaining obligations under this Contract, satisfactory to and approved by the Company.
8. Whether stated or not, a special facilities charge will be applied during the Winter Construction period, as stated in the Company's approved tariffs.
9. Any lawn restoration or surface repair on private property, as a result of this installation, shall be the Customer's responsibility.
10. The Customer, irrespective of subsequent change of ownership, shall provide at no expense to the Company, soil graded within six inches of the finished grade prior to installation of facilities. Survey stakes indicating property lines shall be installed by the Customer at no expense to the Company prior to installation of facilities. The Company shall be notified in advance of any change in grade levels. Any and all costs incurred as a result of such grade changes shall be at the expense of the Customer.
11. The Customer agrees to provide the Company, or its authorized contractor, the location, within 18", of all underground facilities such as those for the transmission of electricity, water, cable TV, sewer, telephone, gas or fuel which are owned by the Customer on the premises, and which may be encountered by the Company or its authorized contractor during the proposed installation of the facilities. If the Customer is unable to locate an underground facility, or fails to provide the location of any underground facility, or if the underground facility in question is encountered more than 18" from the location identified by the Customer, the Customer shall defend, indemnify, and hold the Company harmless as well as its agents, employees, assigns, affiliates, officers, administrators, predecessors, successors, subsidiaries, members and managers from and against any claim, action, proceeding, liability, loss, damage, cost or expense including, without limitation attorneys' fees, arising out of or in connection with the Customer's use of service.
12. In no event shall the Customer place any decorative element on the pole without the prior written approval of the Company. Such approval will be under the terms of the Pole Attachment Policy and Procedure in effect at the time of such request. A copy of the Pole Attachment Policy will be furnished by the Company to the Customer upon request.
13. In no event, except for a breach by the Customer of section 11 above, shall either party be responsible to the other for any consequential, incidental, special or punitive damages whatsoever, whether arising from breach of warranty or other breach of contract, negligence or other tort, or any other theory of law. In a case of a breach by the Customer of section 11 above, the Customer shall be liable for consequential, incidental, special and punitive damages.
14. If any provision of this Contract is found to be invalid or unenforceable by any court, such provision shall be ineffective only to the extent that it is in contravention of applicable laws without invalidating the remaining provision of the Contract.
15. This Contract shall be governed by and construed in accordance with the internal laws of the State of Wisconsin and/or Michigan.
16. The Customer and the Company hereby agree to abide by and be subject to the rules, regulations, and schedules of the Company as filed with and approved by the PSCW and/or MPSC from time to time, as well as the rules and regulations of the Wisconsin Administrative Code and the rules and guidelines of the State of Michigan.
17. In the event of a conflict between this Contract and the Company's approved tariffs, the tariffs shall prevail.
18. Beginning the date the gas meter serving the Customer is installed, or 180 days after the gas service line serving the Customer is installed, whichever is earlier, the Customer will be billed the applicable Minimum Charge and AEP Charge (if any) associated with the rate schedule the Customer is expected to take service under, regardless if the Customer is actually using gas or taking gas service. The determination of the rate schedule the Customer is expected to take service under shall be in Company's sole discretion.



Wisconsin Public Service Corporation
700 North Adams Street
Green Bay, WI 54301
www.wisconsinpublicservice.com

June 12, 2024

CITY OF STEVENS POINT
2442 SIMS AVE
STEVENS POINT, WI 54481-3106

Dear Customer:

Thank you for your request for service at: 2000 RIVER VIEW AVE, COUNTY OF PORTAGE, STATE OF WI. Wisconsin Public Service is pleased to have this opportunity to provide you with reliable energy and our award winning customer service.

This letter confirms your acceptance of the terms and conditions of the gas and/or electric rates and tariffs associated with your request for service. It also confirms the following cost for your request:

- The enclosed electric, gas or lighting contract needs to be signed and returned to the Public Service office within 60 days of the contract date; otherwise the contract is null and void. The installation of your service will be scheduled upon receipt of contract, payment (if required), and completion of all site requirements. Mail the contract to the Public Service office and a mutually signed contract will be returned to you.
- The cost to install your Electric facilities is: **\$1,088.50** service and **\$9,052.27** system. Total Electric charges are **\$10,140.77**. This cost is valid for 60 days as of the date of this letter. Payment is needed in advance of construction. Please note this Work Request: 3416298 on your check or money order.
- **Please remember that it is the customer's responsibility to perform any lawn restoration or surface repair on their private property as a result of this installation.** Service laterals being installed for the first time to your property will receive current allowances towards the cost of installation. Changes or relocation of these laterals may cause some additional expense on your part.
- Please note that this project is currently being reviewed to ensure all environmental requirements are met. If it's determined that changes are needed based on environmental requirements, we'll let you know as soon as possible. These changes could result in additional costs or the need for a revised contract. Any additional payment and/or the signed revised contract would be required prior to construction.
- Although we exercise caution to locate and avoid your sewer lateral during construction, if you notice a problem with your sewer drain(s) during construction or anytime after our work is completed, contact us right away. **Do not attempt to clear the sewer lateral.** There have been instances when the sewer lateral and our facilities could intersect, causing an unsafe condition.

The following items are needed to install your facilities in a timely manner. Please provide us with the date when these items will be completed.

- Your property lines and building location need to be identified and marked.
- The service route must be cleared 10' wide of brush, trees, debris, building materials, dirt piles, etc. and brought to within 6 inches of final grade. Please discuss any anticipated grade changes with us before the service is installed to avoid being billed for relocation costs incurred with grade changes.
- At the time of construction, all existing or proposed private underground facilities must be marked or exposed before service can be installed.
- Any required easements must be obtained and on file with our local office.
- An electrical inspection report or wiring statement verifying that the wiring meets the electrical code must be in our local office before the electric service can be energized (meter set). Check with your local authorities for electrical inspection requirements.
- The electric meter base installation needs to be completed (including grounds) so that we can schedule the installation of your service. If this date changes, please call our office immediately to reschedule.

- WPS is aware of supply chain shortages that are impacting the utility industry. We are monitoring our inventory, working with our suppliers and addressing concerns. We will continue to work with our suppliers, monitor our inventories and update you on the status of your job if we run into any delays on material shortages.

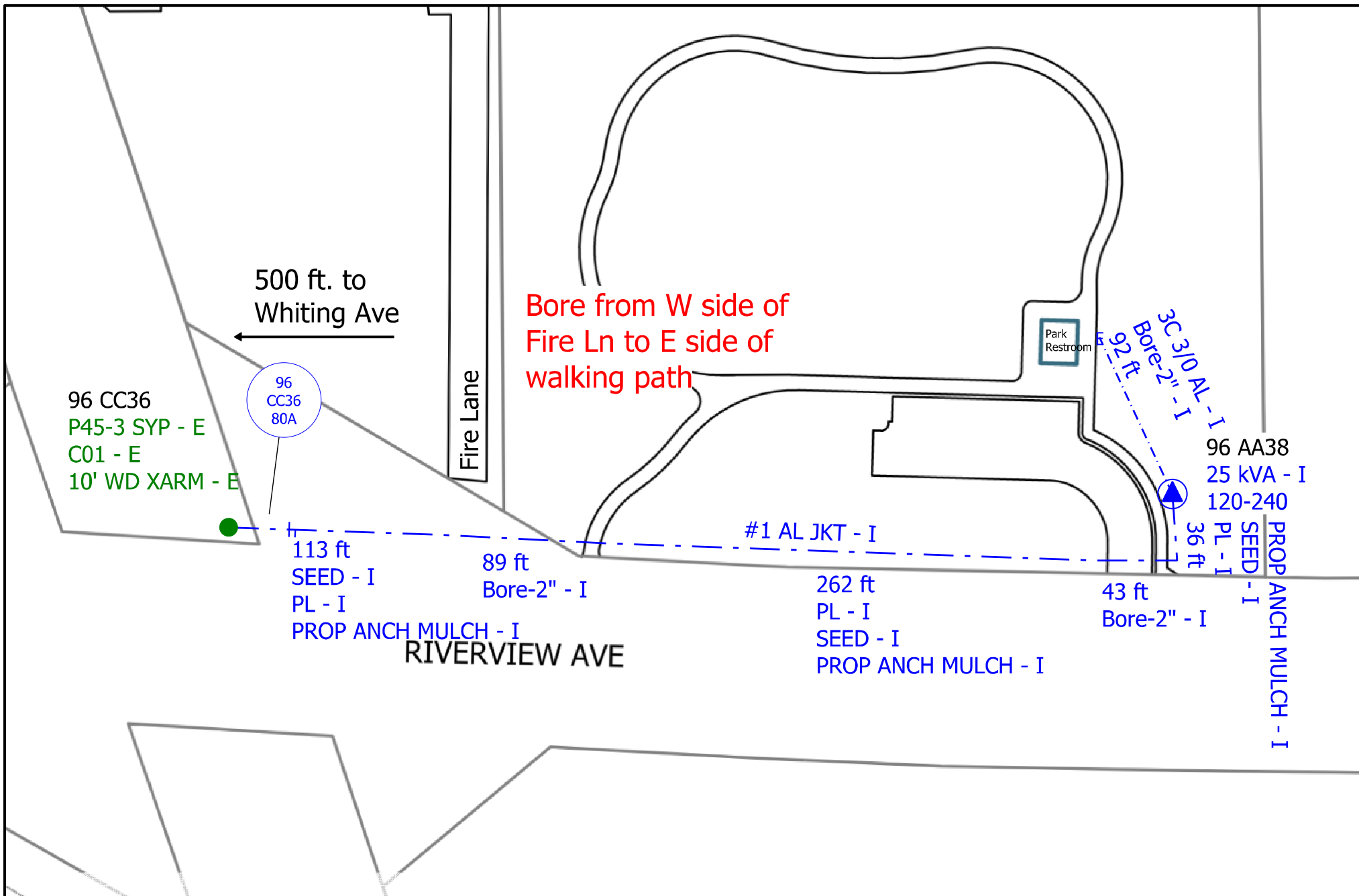
The payment calculation of this agreement is subject to change if the Customer causes a construction delay, there is a change in scope, or actions by governmental authorities cause a calculation change. Any change shall be reviewed with the Customer prior to construction and a new agreement shall be executed. Adjustment of customer requirements (refunds or additional payment) to reflect actual investment for changes in the size or number of units installed, major rock, winter construction and similar items affecting the scope of the project, shall be made if the adjustment is greater than \$20. This adjustment, if applicable, will normally occur within six months of completion of construction. Any changes shall be reviewed with the Customer. The Customer and WPSC hereby agree to abide by and be subject to the rules, regulations, and schedules of WPSC as filed with and approved by the PSCW and/or MPSC from time to time, as well as the rules and regulations of the Wisconsin Administrative Code.

All of us at Wisconsin Public Service look forward to serving your energy needs. For further information regarding your new service, visit our Internet site at www.WisconsinPublicService.com. If you have any questions about the above items, please refer to **Work Request: 3416298-1** when calling us at 715 345 7519.

Sincerely,

Craig Woyak
Senior Service Manager
Wisconsin Public Service
715 345 7519

Mail Payment To:
Wisconsin Public Service Corporation, Attn: NSI Billing, P.O. Box 19001, Green Bay WI 54307-9912



  	CREW SIGNATURE:		WR ADDRESS:		2000 RIVER VIEW AVE STP-STEVEN'S POINT-C, WI 54481-5113		WR NUMBER:		3416298		
	CONST. COMP. DATE:				ENERGIZED DATE:		OP DISTRICT:		64		
	WR NAME:				CITY OF STEVEN'S POINT		TAX DISTRICT:		STP-STEVEN'S POINT-C		
							COUNTY:		PORTAGE		
									DESIGNER PH: 7153212292		
								SCALE:		1:69	
								SHEET:		Sheet 1 of 1	



MEMORANDUM

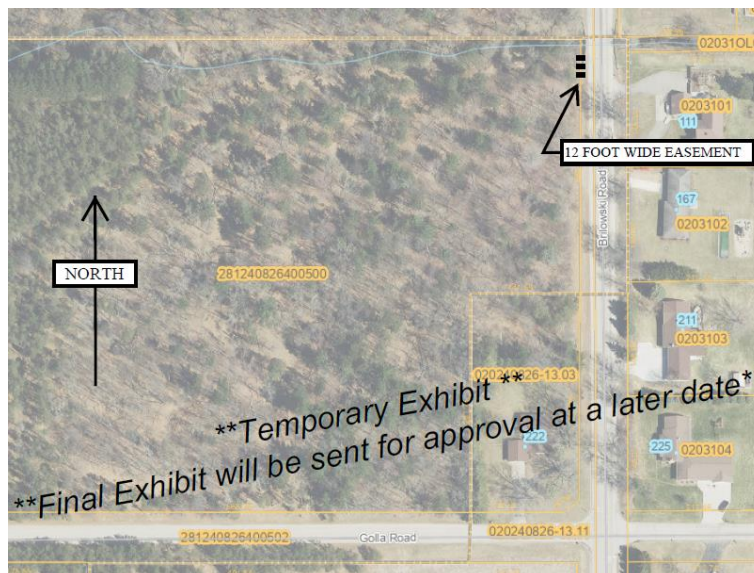
To: Plan Commission

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

Date: July 1, 2024

RE: **Easement Agreement – Brilowski Road**

Background: In preparation for the approved subdivision off of Golla Road, the Wisconsin Public Service Corporation has been working with the City's Public Works Department to obtain an easement for electrical infrastructure improvements adjacent to Brilowski Road. A visual of the easement location is shown below:



Consistent with §62.23(5), this request is before the Commission for review. Staff would recommend approval.

www.stevenspoint.com

Open Records Rider: The City of Stevens Point is subject to Wisconsin Statutes relating to public records. Communication, such as this document, sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City communication should presume that the communications are subject to release upon request, and to state record retention requirements.



6/4/2024

City of Stevens Point
1515 Strongs Ave
Stevens Point, WI 54481

Dear Customer:

You or your agent recently worked with a Wisconsin Public Service Corporation representative to define the location of an easement at ***BRILOWSKI RD., in the City of Stevens Point, County of Portage, State of Wisconsin.***

I have enclosed two copies of the easement for your review. The exhibit is only temporary until the final one can be completed. When the final exhibit is complete we will send it along with a copy of the easement for your review. After you review the exhibit, the document will be recorded with the Office of the Register of Deeds. Signing this document will allow Wisconsin Public Service Corporation to install facilities on your property in the location described in the easement.

Please note that the Public Service Commission entitles you to a minimum of five days to examine the materials provided. However, you have the option to waive the five-day review period and sign and return the easement at any time.

*You will note that the documents **require** you to sign them in the presence of a **Notary Public**.* Please make the necessary arrangements to meet with a Notary Public in your vicinity and have the Notary sign the documents where indicated. All signatures and blanks filled in must be completed in **BLACK INK** to be accepted by the Register of Deeds for recording.

Please return one of the documents to me in the pre-paid envelope provided at your earliest convenience. The second document is for your records. Installation cannot be scheduled until the completed document has been received.

Please contact me if you have any questions regarding the easement. Please refer to Work Request **WMIS-3413398**.

Erica Pomerening- Right of Way Agent
Wisconsin Public Service Corporation
920-433-4929
Erica.Pomerening@wisconsinpublicservice.com

Enclosed

3320957

Easement

THIS INDENTURE is made this _____ day of _____, _____, by and between **City of Stevens Point, a Wisconsin Municipal Corporation**, ("Grantor") and **WISCONSIN PUBLIC SERVICE CORPORATION**, a Wisconsin Corporation, along with its successors and assigns (collectively, "Grantee") for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor, owner of land, hereby grants and warrants to, Grantee, a permanent easement upon, within, beneath, over and across a part of Grantor's land hereinafter referred to as "easement area" more particularly described as follows:

Part of Lot 2 of Certified Survey Map No. 4939-17-194 Recorded in the **Portage** County Register of Deeds Volume 17 of Certified Survey Maps on Page 194 as Document **447368**; being part of the Northeast Quarter of the Southeast Quarter (NE 1/4 – SE 1/4) of Section **26**, Township **24 North**, Range **8 East**, **City of Stevens Point**, County of **Portage**, State of **Wisconsin**, as shown on the attached **Exhibit "A"**.

Return to:
Wisconsin Public Service Corp.
Real Estate Dept.
P.O. Box 19001
Green Bay, WI 54307-9001

Tax Parcel Identification Number
(PIN)

281-24-0826400500

- 1. Purpose: ELECTRIC OVERHEAD & UNDERGROUND** - The purpose of this easement is to construct, install, operate, maintain, repair, replace and extend underground utility facilities, conduit and cables, electric pad-mounted transformers, manhole, electric pad-mounted vacuum fault interrupter, concrete slabs, power pedestals, riser equipment, terminals and markers, together with all necessary and appurtenant equipment under and above ground, and to construct, erect, operate, maintain and replace overhead utility facilities, including a line of poles, together with the necessary conductors, anchors, guy wires, underground cable, pedestals, riser equipment and all other appurtenant equipment above ground, as deemed necessary by Grantee, for the transmission and distribution of electric energy, signals, television and telecommunications services, including the customary growth and replacement thereof. Trees, bushes, branches and roots may be trimmed or removed by Grantee whenever it decides it is necessary so as not to interfere with Grantee's use of the easement area.
- 2. Access:** Grantee shall have the right to enter on and across any of the Grantor's property outside of the easement area as may be reasonably necessary to gain access to the easement area and as may be reasonably necessary for the construction, installation, operation, maintenance, inspection, removal or replacement of the Grantee's facilities.
- 3. Buildings or Other Structures:** Grantor agrees that no structures will be erected in the easement area or in such close proximity to Grantee's facilities as to create a violation of all applicable State of Wisconsin electric and gas codes or any amendments thereto.

4. **Elevation:** Grantor agrees that the elevation of the ground surface existing as of the date of the initial installation of Grantee's facilities within the easement area will not be altered by more than 4 inches without the written consent of Grantee.
5. **Restoration:** Grantee agrees to restore or cause to have restored Grantor's land, as nearly as is reasonably possible, to the condition existing prior to such entry by Grantee or its agents. This restoration, however, does not apply to any trees, bushes, branches or roots which may interfere with Grantee's use of the easement area.
6. **Exercise of Rights:** It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised until sometime in the future, and that none of the rights herein granted shall be lost by non-use.
7. **Binding on Future Parties:** This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.
8. **Easement Review:** Grantor acknowledges receipt of materials which describe Grantor's rights and options in the easement negotiation process and furthermore acknowledges that Grantor has had at least 5 days to review this easement document *or* voluntarily waives the five day review period.

[REMAINDER OF PAGE LEFT BLANK]

WITNESS the hand and seal of the Grantor the day and year first above written

City of Stevens Point

Organization name

Sign Name

Print name & title

STATE)
OF _____

)SS

COUNTY)
OF _____

This instrument was acknowledged before me this _____ day of _____, _____, by the above-named _____ as _____ of the **City of Stevens Point, a Wisconsin Municipal Corporation**, to me known to be the Grantor(s) who executed the foregoing instrument on behalf of said Grantor(s) and acknowledged the same

Sign Name

Print Name

Notary Public, State of

My Commission expires:

This instrument drafted by: Erica Pomerening
Wisconsin Public Service Corporation

REMS Entity ID	WR Number	Document ID	REMS Formatted Number
1477495	WMIS-3413398	3320957	INT11-477-495

TEMPORARY EXHIBIT "A"

NOT TO SCALE
FOR REFERENCE ONLY

NORTH

12 FOOT WIDE EASEMENT

****Temporary Exhibit**
****Final Exhibit will be sent for approval at a later date****